Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 1 of 132 ORIGINAL RECEIVED FILED SERVED ON **ENTERED** COUNSEL/PARTIES OF RECORD 1 UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEVADA 2 FEB 1 4 2017 3 UNITED STATES OF AMERICA, IN EQUITY NO. C-125-RCJ-WGC Subproceeding C-125-B 4 CLERK US DISTRICT COURT Plaintiff. DISTRICT OF NEVADA 3:73-cv-00127-RCJ-WGC 5 DEPUTY WALKER RIVER PAIUTE TRIBE, BY: 6 Plaintiff-Intervenor, 7 DISCLAIMER OF INTEREST IN WATER VS. 8 RIGHTS AND NOTICE OF RELATED WALKER RIVER IRRIGATION DISTRICT, a INFORMATION AND DOCUMENTATION 9 SUPPORTING DISCLAIMER corporation, et al., 10 Defendants. 11 The undersigned defendant in the above action hereby notifies the Court and Mineral County that 12 the undersigned (or the entity on whose behalf the undersigned is acting) has no interest in any water right 13 subject to the Walker River Decree, and therefore, disclaims all interest in this action. 14 In addition, because the undersigned sold or otherwise conveyed ownership of all of the water 15 rights that the undersigned (or the entity on whose behalf the undersigned is acting) once owned before 16 the undersigned was served with a Waiver of Personal Service of Notice in Lieu of Summons or by a 17 Notice in Lieu of Summons the undersigned provides the following additional information: 18 The name and address of the defendant or defendants who sold or otherwise conveyed 1. 19 ownership: 20 Walker River Land Corp. 21 665 Simonds Rd. Williamstown, MA 01267 22 The name of each person or entity who acquired ownership: 2. 23 24 E.L.W. Ranches, Inc. 165 West Liberty Street 25 Reno, NV 89501 26 Lantana Ranch Family Limited Partnership 140 Geary Street, 10th Floor 27 San Francisco, CA 94108 28

1	Calvest Associates 1295 67th Street
2	Emeryville, CA 94608
3	Lisa Schirmeister and Joseph W. Johnson
4	16518 Windsor Avenue
5	Wittier, CA 90603
6	John M. Stitt and Julia T. Stitt 580 W. Central Avenue, Suite C
7	Brea CA 92821
8	George L'Abbe P.O. Box 20105 Carson City, NV 89721
	Lantana Ranch Family Limited Partnership
10	140 Geary Street, 10th Floor
11	San Francisco, CA 94108
12	Mark S. Mahan P.O., Box 278
13	Colleyville, TX 76034
14	3. Attached to or included with this notice is a copy of the Deed(s).
15	4. The undersigned acknowledges that any person or entity who files a Disclaimer of
16	
17	Interest in this matter is ultimately responsible for the accuracy of this filing.
18	Consequently, the undersigned acknowledges that any person or entity who files such notice but,
19	in fact, has water rights subject to this litigation, shall nevertheless be bound by the results of this
20	litigation.
21	This notice shall be sent to the following:
22	Chief Deputy Clerk United States District Court for the District of Nevada
23	400 South Virginia Street, Suite 301
24	Reno, NV 89501
25	Andrew Guss Guarino U.S. Department of Justice/Indian Resources Section
26	Environment and Natural Resources Division 999 18th Street, South Terrace Suite 370
27	Denver, CO 80202
28	

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 3 of 132

David L. Negri USDOJ C/O Attorneys Office Washington Group Plaza IV 800 Park Blvd., Suite 600 Boise, ID 83712-9903

Executed this 2 day of FF BAMARY, 2017.

Walker River Land Corp., a Nevada corporation

Harry S. Patten/ Title: Director/Trustee

Address:

Walker River Land Corp. 665 Simonds Road Williamstown, MA 01267

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 4 of 132

Deed for E.L.W. Ranches, Inc.

ESCROW NO. 99074256/ 99071243 WHEN RECORDED, MAIL TO:

Michael J. Melarkey, President Wiegand Resources, Inc. Wiegand Center 165 West Liberty Street Reno, Nevada 89501

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to E.L.W. RANCHES, INC., a Nevada corporation (whose address is: c/o Wiegand Resources, Inc., 165 West Liberty Street, Reno, Nevada 89501), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 21_day of 1 LLL (. 1999.

WALKER RIVER LAND CORP., a Nevada corporation

Vice President

1.

Hale Lane Peek Dennison Howard and Anderson Morneys and Counselins at Lan

Rems, Sev. 101 1774 137, 1910

236754

Fig. 1 of the s

STATE OF NEVADA COUNTY OF DAIS LES. 1

This instrument was acknowledged before me on Secular 1999, by Marlin R. Kennedy as Vice President of Walker River Land Corp., a Nevada corporation.

L. HENDRICK 93 - 27 10 - 5

Stotary/Public
My Commission Expires: 4-39-61

1.

Hale Lane Peek Demnson Howard and Anderson Morecys and Counsellors at Law Remi, Nevada

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236754

#1905 CM 10 + 1 M RSG (NR 5 12 14)

17.2 1 1 24.4

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN water rights, including surface water rights from the East Walker River, which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River firigation District, a corporation et al. Defendants, Case in Equity C-125" as follows:

1. A portion of Claim 133 as follows:

<u>Priority</u>	<u>Acreage</u>
1862	74.5 acres
1865	29.8 acres
1890	<u>44.7 acres</u>
	149.0 acres

The above described decreed water rights may be utilized as historically placed to beneficial use on the Property.

- 2. Newlands water appurtenant to 411 acres as historically used within the Property.
- 3. Permit 49275 issued by the Nevada State Engineer appurtenant and supplemental to the 560 acres to which Walker River surface waters are appurtenant (#1 and #2 above) with a diversion rate of 5.2 cfs and a duty of 2.240 acre feet annually.
- 4. Use of a portion of Permit 25017 in the name of Walker River Irrigation District to the extent that it is available for use on the Property.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 133, "NEWLAND" rights and permit 25017, is 560,00 acres, more or less.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

3.

Hale Lane Peek Dennison Howard and Anderson Morra to and Connection at Law

Reno, Nevada (***4) 12" . 4pm 236754

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Case 3:73-cv-00127-MMD-WGC Document-2292-Filed 02/14/17-Page

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

4.

Hale Lane Peek Dennison Howard and Anderson Microssian EConnection of Faul Report Neverth

Order No.: 99011348MM

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL ONE:

That portion of the NE 1/4 of Section 20, Township 10 North, Rangs 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described | follows:

Beginning at a brass cap marking the 1/4 corner common to Section 20 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- North 89° 36' 41" West, 1323.56 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
- North 00° 26' 26" West, 2644.97 feet to a 5/8" rebar and cap per Record of Survey No. 223851;
- 3. South 28° 08' 55" East, 1610.59 feet;
- 4. North 61° 51' 05" East, 646.76 feet to the East line of Section 20;
- South 00° 30' 48" East, 1538.94 feet to the TRUE POINT OF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO. 12-471-64

PARCEL TWO:

That portion of the W 1/2 of Section 21 and that portion of the SW 1/4 of Section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to Section 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 00° 28' 39" East, 5296.13 feet;
- South 89° 33' 13" West, 2633.22 feet to a brass cap marking the SW corner of Section 21;
 Continued on next page

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SCHEDULE A CLTA PRELIMINARY REPORT (7/84) STEWART TITLE
Guaranty Company

Order No. 99011343MM

- North 00° 31' 15" West, 2655.07 feet to a brass cap marking 1/4 corner common to Section 20 and 21;
- 4. North 00° 30' 48" West, 1538.95 feet;
- 5. North 61° 51' 05" East, 2164.02 feet;
- 6. North 31° 16' 32" hest, 116.52 feet;
- 7. Morth 31° 16' 32" West, 97.84 fcet;
- 8. North 46° 43' 25" East, 292.70 feet;
- 9. North 60° 38' 15" East, 93.97 feet;
- 10. North 07° 53' 10" East, 6..64 feet;
- 11. North 49° 02' 56" East, 101.05 feet;
- 12. North 10° 06' 55" East, 40.19 feet;
- 13. North 45' 06' 58" West, 574.93 feet;
- 14. North 49° 25' 19" East, 77.33 feet;
- 15. South 82° 08' 17" East, 104.51 feet;
- 16. North 54° 50' 18" East, 94.13 feet;
- 17. South 33° 39' 24" East, 301.46 feet to the beginning of a cangent curve concave Southwesterly having a radius of 975.00 feet;
- 18. Southorly along said curve 572.73 feet through a central angle of 33° 39' 24";
- 19. South 00° 00' 00" West, 203.47 feet;
- 20. North 89° 50' 35" East, 208.58 feet to the TRUE . POINT OF BEGINNING.

PARCEL THREE:

That portion of the E 1/2 of Section 21, that portion of the NE 1/4 of Section 28, Township 10 North, Range 27 East, Continued on next page Order No. 99011348MM

M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 89° 49' 59" East, 1318.78 feet;
- South 00° 27' 06" East, 2649.23 feet; 2.
- 3. South 00° 28' 23" East, 2640.23 feet;
- South 00° 21' 28" East, 1314.45 feet;
- S. South 89° 42' 51" West, 1319.78 feet;
- 6. North 00° 15' 06" West, 1310.58 feet;
- 7. North 00° 28' 39" West, 2645.34 fest;
- Morth 00° 28' 39" West, 2650.80 feet to the TRUE POINT OFF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO.

PARCEL FOUR:

That portion of Section 28, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

NW 1/4, SW 1/4 of SE 1/4, N 1/2 of SW 1/4, NW 1/4 of SE 1/4, SW 1/4 of ME 1/4

ASSESSOR'S PARCEL NO.

12-471-68 through 72

PARCEL FIVE:

Those portions of Sections 20 and 29, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Section 20: E 1/2 of SE 1/4 Section 29: NE 1/4 of NE 1/4 ASSESSOR'S PARCEL NO.

12-471-65

236754

OFFICIAL RECUISIS LYON COUNTY, HEY. RECORD REQUESTED BY

STEWART TITLE OF DOUNGED.

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MARY C. HILLIGAH COUNTY RECORDER

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Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 12 of 132

APN Ptn. 12-471-64; Ptn. 12-471-63 and 66; Ptn. 12-471-67; 12-471-68 thru

DECLARATION OF VALUE

Recording Date 7/01/99 Book Page	Instrument # 236754
Full Value of Property Interest Conveyed	s none
Less Assumed Liens & Encumbrances	none
Taxable Value (NRS 375.010, Section 4)	s none
Real Property Transfer Tax Due	s <u>none</u>
lf exempt, state reason. NRS 375.090, Section	. Explain:
Water rights deed only (transfer tax paid in Deed recording concurrently)	

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	Under penalty of perjury. I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me
Signature of Declarant	to the documents contained in the escrow file.
Name (Please Print)	J. Mayo
Address	Name (Please Print) 99071243
City State Zip	Escrow Number
· 1	Stewart Title of Douglas County
	Firm Name
	1650 N. Lucerne
	Address
	Minden, NV 89423
	City State Zip

M

APN: 12-471-65
WHEN RECORDED, MAIL TO:
E.L.W. RANCHES, INC.
c/o Weigand Resources, Inc.
165 W. Liberty Street
Reno, NV 89501

1;

. (, ,

#3 R.P.T.T. \$__-0-___ paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by Walker River Land Corp., a Nevada corporation ("Grantor"), to E.L.W. RANCHES, INC., a Nevada corporation ("Grantee"), whose address is c/o Weigand Resources, Inc.,165 W. Liberty Street, Reno, NV 89501, in reference to the following facts and circumstances:

- A. On July 21, 2999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on July 21, 2999, as Document No.236754.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 47 day of April, 2002.

WALKER RIVER LAND CORP., a Nevada corporation

() _

DAN TROMBLEY

Its: Treasurer

" TII Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 14 of 13:

STATE OF <u>Massachusell</u>)
COUNTY OF <u>Bubshire</u>)
ss.

This instrument was acknowledged before me on 4, 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: Fel 9, 200 7

EXHIBIT "A" WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN water rights, including surface water rights from the East Walker River, which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. A portion of Claim 133 as follows:

<u>Priority</u>	Acreage
1862	74.5 acres
1865	29.8 acres
1890	44.7 acres
	149.0 acres

The above described decreed water rights may be utilized as historically placed to beneficial use on the Property.

- 2. Newlands water appurtenant to 411 acres as historically used within the Property.
- 3. Permit 49275 issued by the Nevada State Engineer appurtenant and supplemental to the 560 acres to which Walker River surface waters are appurtenant (#1 and #2 above) with a diversion rate of 5.4 cfs and a duty of 2,240 acre feet annually.
- 4. Use of a portion of Permit 25017 in the name of Walker River Irrigation District to the extent that it is available for use on the Property.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 133, "NEWLAND" rights and permit 25017, is 560.00 acres, more or less.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

Order No.: 99011348MM

EXHIBIT "B"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL ONE:

That portion of the NE 1/4 of Section 20, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to Section 20 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- North 89° 36' 41" West, 1323.56 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
- 2: ----North-00°-26' 26"-West, 2644,97 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
 - 3. South 28° 08' 55" East, 1610.59 feet;
 - 4. North 61° 51' 05" Bast, 646.76 feet to the East line of Section 20;
 - 5. South 00° 30' 48" East, 1538.94 feet to the TRUE POINT OF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO. 12-471-64

PARCEL TWO:

That portion of the W 1/2 of Section 21 and that portion of the SW 1/4 of Section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to Section 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 00° 28' 39" East, 5296.13 feet;
- South 89° 33' 13" West, 2633.22 feet to a brass cap marking the SW corner of Section 21;
 Continued on next page

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STEWART TITLE
Guaranty Company

Order No. 99011348MM

- 3. North 00° 31' 15" West, 2655.07 feet to a brass cap marking 1/4 corner common to Section 20 and 21;
- 4. North 00° 30′ 48" West, 1538.95 feet;
- 5. North 61° 51' 05" East, 2164.02 feet;
- 6. North 31° 16′ 32" West, 116.52 feet;
- 7. North 31° 16' 32" West, 97.84 feet;
- 8. North 46° 43' 25" East, 292.70 feet;
- 9. North 60° 38' 16" East, 93.97 feet;
- 10. North 07° 53' 10" East, 64.64 feet;
- 11. North 49° 02' 56" East, 101.05 feet;
- 12. North 10° 00' 55" East; 40.19 feet;
- 13. North 45' 06' 58" West, 574.93 feet;
- 14. North 49° 25' 19" East, 77.33 feet;
- 15. South 82° 08' 17" East, 104,51 feet;
- 16. North 54° 50' 18" East, 94.13 feet;
- 17. South 33° 39' 24" East, 301.46 feet to the beginning of a tangent curve concave Southwesterly having a radius of 975.00 feet;
- 18. Southerly along said curve 572.73 feet through a central angle of 33° 39' 24";
- 19. South 00° 00' 00" West, 203.47 feet;
- 20. North 89° 50' 35" East, 208.58 feet to the TRUE POINT OF BEGINNING.

PARCEL THREE:

That portion of the E 1/2 of Section 21, that portion of the NE 1/4 of Section 28, Township 10 North, Range 27 East, Continued on next page · Order No. 99011348MM

M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- North 89° 49' 59" East, 1318.78 feet;
- 2. South 00° 27' 06" East, 2649.23 feet;
- 3. South 00° 28' 23" East, 2640.29 feet;
- 4. South 00° 21' 28" East, 1314.45 feet;
- 5. South 89° 42' 51" West, 1319.78 feet;
- 6. North 00° 15' 06" West, 1310.58 feet;
- 7. North 00° 28' 39 West, 2645.34 feet;
- 8. North 00° 28' 39" West, 2630.80 feet to the TRUE POINT OFF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO. 3 12-471-67

PARCEL FOUR:

That portion of Section 28, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

NW 1/4, SW 1/4 of SE 1/4, N 1/2 of SW 1/4, NW 1/4 of SE 1/4, SW 1/4 of SE 1/4

ASSESSOR'S PARCEL NO.

12-471-68 through 72

PARCEL FIVE:

Those portions of Sections 20 and 29, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Section 20: E 1/2 of SE 1/4 Section 29: NE 1/4 of NE 1/4 ASSESSOR'S PARCEL NO.

12-471-65

OFFICIAL RECORDS LYON COUNTY, NEV. RECORD REQUESTED BY

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN DEED # 236754 RECORDED ON

IN LYON COUNTY RECORDS.

STEWART TITLE OF A STEWART TITLE

HARY C. HILLIGAN COUNTY RECORDER

** THIS IS AN UNOI Case 3	:73-cv-00127-MMD-WGC	Document 2292 Filed 02/14/17 Page 19 of
	·	
		274870
-		OFFICIAL RECORDS LYON COUNTY, NEV. RECORD REQUESTED BY Shuf Engineery

02 APR -8 AMII: U8 MARY C. INLLIGAN. COUNTY RECORDER

FEE 200 DEP. MU

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 20 of 132

Deed for Lantana Ranch Family Limited Partnership

RPTT-#3

ESCROW NO. 99071191 WHEN RECORDED, MAIL TO:

Lantana Ranch Family Limited Partnership 140 Geary Street, 10th Floor San Francisco, CA 94108

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership (whose address is: 140 Geary Street, 10th Floor, San Francisco, CA 94108), those certain waters and water rights described in Exhibit "A-1" and Exhibit "A-2" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 29 day of July, 1999.

WALKER RIVER LAND CORP., a Nevada corporation

Vice President

STATE OF NEVADA

COUNTY OF DAIALES

This instrument was acknowledged before me on

Kennedy as Vice President of Walker River Land Corp., a Mevada/corporation.

L HENT 93.27.0 5 IDTARY PUBLIC - NEVADA

My Commission Expires: 4390/

l.

Hale Lane Peek Dennison Howard and Anderson Attorneys and Counselfors at Law Ronn, Nevada (775) 327-3000

237213

. ODSEANTCDOCTHERNOMOCE (7734-) RCIT (MILLIANIE

July 25, 199143 Hymi

EXHIBIT "A-1"

WATER RIGHTS TO BE CONVEYED - 1.OT F-2

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. The right to irrigate 25.1 acres of land with the following priorities:

Priority	<u>Acreage</u>
1867	0.55 acres
1875	1.95 acres
1879	2.50 acres
1885	12.55 acres
1890	3.15 acres
1895	4.40 acres
	25.10 acres

2. The right to irrigate 33.9 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017. Certificate 8860 issued to the Walker River Imigation District for flood and excess waters to the extent it is appurenant to such 59 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 59.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.113 cfs from each permit and having a total combined annual duty of 236 acre feet which are appurtenant to that same 59 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THI: REFROM, any and all water and water rights from any and all sources over and above those specifically described above.

2.

Hale Lane Peck Dennison Howard and Anderson Attorneys and Counsellurs at Law Renu, Nevada (775) 327-3000

EXHIBIT "A-2"

WATER RIGHTS TO BE CONVEYED - 1.OT F-3

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. The right to irrigate 25.5 acres of land with the following priorities as to portions of the 25.5 acres:

Priority	<u>Acreage</u>
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	12.75 acres
1890	3.19 acres
1895	4.46 acres
	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River traigation District.

TOGETHER with a portion of Permit 25017. Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.1149 cfs from each permit and having a total combined annual duty of 240 acre feet which are appurtenant to that same 60 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

3.

Haie Lane Peek Dennison Howard and Anderson Attorneys and Counsellors at Law Reno, Nevada (775) 327-3009

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 24 of 132

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

237213

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Hale Lane Peck Dennison Howard and Anderson Attorneys and Counselous at Law Renu, Nevada (775) 327-3000

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LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL ONE:

That portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Mevada, being more particularly described as follows:

Beginning at a point which is the South 01°21'46" West, 463.77 feet from the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861, thence through the following courses:

- 1. South 01°21'46" Wost, 1007.88 feet;
- 2. North 90°00'00" West, 2664.32 feet;
- 3. North 00°00'03" West, 901.18 feet;
- 4. South 74°18'01" East, 1063.61 feet;
- 5. North 68°31'12" East, 286.26 feat;
- 6. North 61°09'25" Hant, 801.86 feet;
- South 90°00'00" East, 675.83 feet to the TRUE FOINT OF BEGINNING.

PARCEL TWO:

That portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Mevada, being more particularly described as follows:

Beginning at a point which is North 01°21'46" East, 355.33 feet from the Saction corner common to 23, 24, 25, 26 as shown on Record of Survey No. 223861, thence through the following courses:

- 1. North 90°00'00" West, 2644.79 feet;
- 2. North 00°00'00" West, 820.48 feet; Continued on next page

STEWART TITLE
Guaranty Company

- 3. South 90°00'00 Rast, 2664.32 feat;
- 4. South 01°21'46" Most, 820.71 feet to the TRUE PCINT OF BEGINNING

PARCEL THREE!

That portion of the Southeast 1/4 of Section 23 and that portion of the Northeast 1/4 of Section 26, Township 11 North, Range 26 East, M.d.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Section corner common to 23, 24, 25, 26 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 00°49'22" Bast, 1303.95 fact;
- 2. North 89°11'03" Wost, 2659.27 feet;
- 3. North 00°10'17" East, 1316.65 feet;
- 4. North 00°00'03" West, 304.54 feet;
- 5. South 90°00'00", East, 2644.79 feet;
- 6. South 01°21'46" West, 355.33 feet to the TRUE PCINT OF BEGINNING
- A PORTION OF ASSESSOR'S PARCEL NO. 12-471-05, 06, 07, 08

237213

OFFICIAL RECORDS LYON COUNTY, HEY RECORD REOUESTED BY

STEWART TITLE OF DOUGLAS Co.

99 JUL 30 PH 4: D6

MARY C. HILLIGAN COUNTY RECORDER

, FEE 12 00 BEP. ES

-2-

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 27 of 132

APN PORTION 12-471-05, 05, 07 and 0	08
Recording Date 2-31-99 Book Page	ON OF VALUE Instrument #
Full Value of Property Interest Conveyed Less Assumed Liens & Encumbrances Taxable Value (NRS 375.010, Section 4) Real Property Transfer Tax Due If exempt, state reason. NRS 375.090, Section WATER RIGHTS DEED (TRANSFER TAX PAID RECORDING CONCURRENTLY)	s none s none s none Exempt #3 Explain:
Under penalty of perjury, I hereby declare that the above statements are correct. Signature of Declarant Name (Please Print) Address	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file. Signature of Declarant J. Mayo Name (Please Print) 99071191
City State Zip	Escrow Number Stewart Title of Couglas County Firm Name 1650 N. Lucerne Address Minden, NV 89423 City State Zip

APN: A Portion of APN 12-471-05 through 12-471-08 WHEN RECORDED, MAIL TO:

Lantana Ranch Family Limited Partnership 140 Geary Street, 10th Floor San Francisco, CA 94108

Ci,

\$75

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership ("Grantee"), whose address is: 140 Geary Street, 10th Floor, San Francisco, CA 94108, in reference to the following facts and circumstances:

- A. On July 29, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on July 30, 1999, as Document No. 237213.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 47 day of April, 2002.

WALKER RIVER LAND CORP.,

Nevada corporation

DAN TROMBLEY

Its: Treasurer

STATE OF Massachusetts)

COUNTY OF Berberge)

1

This instrument was acknowledged before me on _______, 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: Jet 9, 200 7

SEAL AFFIXED

EXHIBIT "A-1" WATER RIGHTS TO BE CONVEYED - LOT F2

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. The right to irrigate 25.1 acres of land with the following priorities:

Priority	Acreage
1867	0.55 acres
1875	1.95 acres
1879	2.50 acres
1885	12.55 acres
1890	ු 3.15 acres
1895	4.40 acres
% :	25.10 acres

2. The right to irrigate 33.9 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 59 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 59.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorata share of the diversion rate from each permit and having a total combined annual duty of 236 acre feet which are appurtenant to that same 59 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

.....

EXHIBIT "A-2" WATER RIGHTS TO BE CONVEYED - LOT F-3

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. The right to irrigate 25.5 acres of land with the following priorities as to portions of the 25.5 acres:

Priority	Acreage
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	
1890	3.19 acres
1895	4.46 acres
	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorata share of the diversion rate from each permit and having a total combined annual duty of 240 acre feet which are appurtenant to that same 60 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL ONE:

2943

201

That portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point which is the South 01°21'46" West, 463.77 feet from the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 01°21'46" West, 1007.88 feet;
- 2. North 90°00'00" West, 2664.32 feet;
- 3. North 00°00'03" West, 901.18 feet;
- 4. South 74'18'01" East, 1063.61 feet;
- 5. North 88°31'12" East, 286.26 feet;
- 6. North 61*09'25" Bast, 801.86 Ceet;
- South 90°00'00° East, 675.83 feet to the TRUE POINT OF BEGINNING.

PARCEL TWO:

That portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, Being more particularly described as follows:

Beginning at a point which is North 01°21'46" Bast, 355.33 feet from the Section corner common to 23, 24, 25, 26 as shown on Record of Survey No. 223861, thence through the following courses:

- 1. North 90°00'00" West, 2644.79 feet;
- 2. North 00°00'00" West, 620.48 feet; Continued on next page

STEWART TITLE
Guaranty Company

- 3. South 90°00'00" East, 2664.32 fest;
- 4. South 01°21'46" West, 820.71 feet to the TRUE POINT OF BEGINNING

PARCEL THREE:

. .

That portion of the Southeast 1/4 of Section 23 and that portion of the Northeast 1/4 of Section 26, Township 11 North, Range 26 Bast, M.d.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Section corner common to 23, 24, 25, 26 as shown on Record of Survey No. 223861, thence through the following courses:

- 1. South 00°49'22" East, 1303.95 feet;
- 2. North 89°11'03" Wast 2659.27 feet;
- 3. North 00°10'17" East, 1316.65 feet;
- 4. North 00°00'03" West, 304.54 feet;
- 5. South 90°00'00", East, 2644.79 feet;
- 6. South 01°21'46" West, 355.33 feet to the TRUE POINT OF BEGINNING
- A PORTION OF ASSESSOR'S PARCEL NO. 12-471-05, 06, 07, 08

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED

PREVIOUSLY IN DEED # 2372/3 RECORDED ON

30130,1979 IN LYON COUNTY RECORDS.

274871

LYTH COUNTY, HEV.

RECORD REQUESTED BY

Shel Engapering

02 APR -8 AMM: 11

MARY C. HILLIGAN COUNTY RECORDER EE 19 DEP. MA Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 34 of 132 STATE OF NEVADA

DECLARATION OF VALUE

1. Assessor Parcel Number(s) a) 12 - 471-05 b) 12 - 471-04 c) 12 - 471-07 d) 12 - 471-08	
2. Type of Property: a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg f) Comm'l/Ind'l g) Agricultural h) Mobile Home Other warras Ruarets	FOR RECORDERS OPTIONAL USE ONLY Document/Instrument #: 274871 Book Page: Date of Recording: 4802 Notes:
3. Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due	\$
4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption: Court New I	3 200 - DIC = 237213
The undersigned declares and acknowledges, unde and NRS 375.110, that the information provided is correct supported by documentation if called upon to substantiate parties agree that disallowance of any claimed exemption result in a penalty of 10% of the tax due plus interest at 19	to the best of their information and belief, and can be the information provided herein. Furthermore, the , or other determination of additional tax due, may
Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed.	e jointly and severally liable for any
Signature C_w3:4-	Capacity AGONT - CARAMON
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: WILKER LIVER LAND CORP.	Print Name: LANTANA RANCH FAMILY LID PARTHOUSKIP
Address: 665 Simones RD.	Address: 140 GETARI, ION FLOR
City: WILLIAMSTOWN	City: SAN FRAN CISCO
State: MASS Zip: 01767	State: CA Zip: 94(08
COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Caregory M. Biller	Escrow #
Address: Soo Danquite Ranca Phul, Suit	
City: Tano State: No	Zip: 89511
rest	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 35 of 132

Deed for Calvest Associates

ESCROW NO. 99071220 WHEN RECORDED, MAIL TO:

Calvest Associates
1295 67th Street
Emeryville, CA 94608
Attn: Richard Johnson
LATT PD on Doc, # 338537

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to CALVEST ASSOCIATES, a Nevada corporation (whose address is: 1295 67th Street, Emeryville, CA 94608), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this May of Quality, 1999.

WALKER RIVER LAND CORP., a

Nevada corporation

Its: Vice President

STATE OF NEVADA

COUNTY OF Daugles

This instrument was acknowledged before me on <u>Aug. 10</u>, 1989, by Jerome LaLonde as Vice President of Walker River Land Corp., a Nevada corporation.

L. HENDRICK
93 - 2710 - 6
NOTARY PUBLIC - NEVADA
OOUGLAS COUNTY
My consintment expires Apr. 29, 2001

Notary Public

My Commission Expires:

4 24-61

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Hale Lane Peek Dennison Howard and Anderson Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000 238538

ODMA-PCTRICSHILRNORDICS/17-60VB/2 rdi-140440010

August 4, Everya Sipini

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 20.40 acres of land with the following priorities:

Priority	Acreage
1867	0.46 acres
1875	1.58 acres
1879	2.04 acres
1885	10.20 acres
1890	2.55 acres
1895	_3.57 acres
-	20.40 acres

2. The right to irrigate 27.6 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 48 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 48 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.0948 cfs from each permit and having a total combined annual duty of 19.8 acre feet which are appurtenant to that same 48 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

238538

2.

Hale Lanc Peek Dennison Howard and Anderson Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000

ODMAPCICKTHILENDHUCT-17484812

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: :

August 5, 1979 (1 54pm)

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 38 of 132

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

3.

238538

Hale Lane Peek Dennison Howard and Anderson Attorneys and Counselbus at I av Reno, Nevada (775) 327-3880

ODMA PCTADE SVILENDINE S:17689:2 et/14040010

Anyone 5, 1999 (4 4dpm)

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 23 and that portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B.M., in the County of Lyon, State of Mevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861 thence through the following courses;

- 1. South 01°21'46" West, 463.77 feet;
- 2. North 90°00'00" West, 675.83 feet;
- 3. South 61'09'25" West, 801.86 feet;
- 4. South 88°31'12" West, 286.26 feet;
- 5. North 74°18'01" West, 1063.61 feet;
- 6. North 00°00'03" West, 1314.58 feet;
- 7. South 88"46'47" East, 2687.84 feet;
- 8. South 01°00'38" East, 687.39 feet to the TRUE POINT OF P. GINNING.

A PORTION OF ASSESSOR'S PARCEL NO.S 12-471-05 & 06

238538

DEFICIAL RECORDS LYON COUNTY, NEV. RECORD ECCRESTED BY

THE OF ______ C

99 SEP - 1 PM 4: 43

MARY B. P. MARAN COUNTY RECORDER

FEE 10 4 MP. ES

STEWART TITLE
Guaranty Company

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 40 of 132

	ON OF VALUE	DECLARATIO
18	ge Instrument #	g Date 9/1/99 Book Pa
	s <u>O</u>	Full Value of Property Interest Conveyed
		Less Assumed Liens & Encumbrances
•	s Ø	Taxable Value (NRS 375.010, Section 4)
	s	Real Property Transfer Tax Due
l :	. Explain:	exempt, state reason. NRS 375.090, Section
•	to Deed is recording	This water right
ly n	Lale of Real Propert	(orheumently with the
2385	x is Being faid. De	Which franker to
•	ESCROW HOLDER	INDIVIDUAL
	Under penalty of perjury, I hereby declare that	der penalty of perjury, I hereby declare that the above
	edge based upon the information available to n	Rements are confect.
	the documents contained in the escrow file.	
		Signature of Declaration
		Mana (Places Brins)
		Name (Please Print)
	99071220	**************************************
	Escrow Number	Address,
CUNTY	STEWART TITLE OF DOUGLAS CO	
		City State Zip
	PO BOX 1029	
	` `	
Zip		
o r	ESCROW HOLDER Under penalty of perjury, I hereby declare that above statements are correct to the best of my edge based upon the information available to the documents contained in the escrow file. Signature of Declarant MINDI S. GATTEN Name (Please Print) QQD 1 220 Escrow Number STEWART TITLE OF DOUGLAS CO	INDIVIDUAL Index penalty of perjury, I hereby declare that the above tements are correct. Signature of Declarant Name (Please Print) Address



A portion of APNs. 12-471-05 and 12-471-06 Escrow No. 99071220
WHEN RECORDED, MAIL TO:

Calvest Associates 1295 67th Street Emeryville, CA 94608 Attn: Richard Johnson

WATER RIGHTS CORRECTION DEED

THIS INDENTURE, made and entered into this 13+h day of March, 2001, by and between WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), and CALVEST ASSOCIATES, a Nevada corporation ("Grantee"), whose address is: 1295 67th Street, Emeryville, CA 94608).

WITNESSETH:

WHEREAS, on August 10, 1999, Grantor executed and delivered to Grantee a Water Rights Deed recorded September 1, 1999, in Official Records of Lyon County, Nevada, as Document No. 238538; and

WHEREAS, the water rights to be conveyed by such Water Rights Deed was erroneously described therein;

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee, and to its heirs and assigns forever, all those certain water rights described in Exhibit "A" appurtenant to that lot, piece or parcel of land situate in the County of Lyon, State of Nevada, described in Exhibit "B" attached hereto and by this reference made a part hereof.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

1.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed the day and year first above written. Grantee has joined in the execution of this conveyance for the purpose of approving the change in the description of the water rights above described.

WALKER RIVER LAND CORP., a	CALVEST ASSOCIATES, a Nevada
Nevada corporation	corporation
Br. Paul Melany	By: RICHARD JOHNSON
Its: SEcretary	Its: Suntary / Tresurer
"Grantor"	"Grantee"
MASSACHUSEKS STATE OF NEVADA	
COUNTY OF Beckshire)	
This instrument was acknowledged be	fore me on 26 th of April, 2001, by Paula
Mclaithy as Stratung of Walker	River Land Corp., a Nevada corporation.
, , , , ,	Dave Trulle
	Notary Public
	My Commission Expires: Ebrusy 12 2004
STATE OF NEVADA)	
COUNTY OF) ss.	
cooming	Associates, a Nevada corporation.
This instrument was acknowledged be	fore me on, 2001, by
as of Calvest A	Associates, a Nevada corporation.
	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
	Notary Public My Commission Expires:
	way Commission Expires.

2.

LIFORNIA ALL-PURPOSE ACKN	DWLEDGMENT
State of California County of CONTRA COSTA	} ss.
on <u>April 13 2001</u> , before me,	Name and Title of Officer (e.g., Verte Doe, Notery Public) Name (e) of Staner(e)
	personally known to me proved to me on the basis of satisfactory evidence
JACQUIE CASET COMM. 1286931 9 HOTARY PUBLIC - CALIFORNIA CONTRA COSTA COUNTY My Comm. Expires Dec. 10, 2004 F	to be the person(e) whose name(s) is/are- subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(les), and that by bis/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(e) acted, executed the instrument.
	WITNESS my hand and official seal. Signature of Notary Public
Though the information below is not required by law, and could prevent freudulent removal and. Description of Attached Document	it may prove valuable to persons relying on the document reattachment of this form to another document.
Title or Type of Document: Label Right Document Date: 4-13-01	Number of Pages:
Signer(s) Other Than Named Above: NOne	
Capacity(ies) Claimed by Signer Signer's Name:	tan / Treasury Top of thumb here
Guardian or Conservator Other: Signer Is Representing:	scoristes Anc

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 20.40 acres of land with the following priorities:

Priority	<u>Acreage</u>
1867	0.46 acres
1875	1.58 acres
1879	2.04 acres
1885	10.20 acres
1890	2.55 acres
1895	3.57 acres
	20.40 acres

2. The right to irrigate 27.6 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 48 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 48 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.167 cfs from each permit and having a total combined annual duty of 192 acre feet which are appurtenant to that same 48 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

TCase 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 45 of 13

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

[Attached]

4

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 23 and that portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B.M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861 thence through the following courses;

- 1. South 01°21'46" West, 463.77 feet;
- 2. North 90°00'00" West, 675.83 feet;
- 3. South 61.09.25" West, 801.86 feet;
- 4. South 88:31'12" West, 286.26 feet;
- 5: North 74*18'01" West, 1063.61 feet;
- 6. North 00 00 03 West, 1314.58 feet
- 7. South 88°46'47" East, 2687.84 feet;
- 8. South 01*00'38" East, 687.39 feet to the TRUE POINT OF BEGINNING.
- A PORTION OF ASSESSOR'S PARCEL NO.S 12-471-05 & 06

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN DEED 238538 RECORDED ON 9-1-99 IN LYON COUNTY RECORDS.

268303

CIFICIAL RECORDS LYON COUNTY, NEV. RECORD REQUESTED BY

STEWART TITLE OF Douglas Co.

01 NOV -8 PM 3: 30

MARY C. MILLIGAN COURTY BECORDER FEE 19. (SEE 1870)

STEWART TITLE
Guaranty Company

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):	FOR RECORDERS OPTIONAL USE ONLY
a) PTN. 12-471-05	Document/Instrument No.: 268393
b) PTN, 12-471-06	
c)d)	, 86.
	Date of Recording: 11/8/01
2. Type of Property:	Notes:
a) XX Vacant Land b) Single Ramily De	
c) Condo/Towahouse d) 2.4 Plaz	08.
Apartment Bldg. f) Comm'i/Ind'i	
g) Agricultural (h) Mobile Home	
i) Other:	
3 Total Volumes Date of the Control	•
3. Total Value/Sales Price of Proporty	\$ 0.00
Deed in Lieu of Foreslaws Only (18.1	
Deed in Lieu of Foreclosure Only (Value of Property)	\$
Transfer Tax Value per NRS 375.010, Section 2;	
For 1100 373.010, Section 2;	\$0.00
Real Property Transfer Tax Due:	
	0.00
4. If Exemption Claimed:	•
	o constant of the constant of
a. Transfer Tax Exemption, per NRS 375.090, Section: 3	
b. Explain Reason for Exemption: WATER RIGHTS CORE TIME OF SALE ON 9/1/99, AS DOCUMENT	
5. Partial Interest: Percentage being transferred:	
The undersigned declares and acknowledges, under penalty of perjury information provided is correct to the best of their information and be called upon to substantiate the information provided herein. Furthern other determination of additional tax due, may result in a penalty of 10 Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and	ner, and can be supported by documentation if nore, the disallowance of any claimed exemption or
Signature Touch McCas-L	another owed
organistic file from	Capacity: ## Gambar
Signature:	
	Capacity:
SELLER (GRANTOR) INFORMATION	
(required)	BUYER (GRANTEE) INFORMATION
Print Name: WALKER RIVER LAND CORP	(lednited)
Address: 665 SIMONDS ROAD	Print Name: CALVEST ASSOCIATES
City/State/7in: WTT T TAMOROVAL	Address: 1295 67TH ST. City/State/Zip: EMERYVILLE, CA 94608
	City/State/Zip: EMERYVILLE, CA 94608
COMPANY/PERSON REQUESTING RECORDING	G (required if not the Seller or Buyer)
Company Name: STEWART TITLE OF DOUGLAS COUN	NTY Ferrow No. 2222222
City/Seas/St	VTY Escrow No.: 99071220
City/State/Zip: MINDEN, NV 89423	
(AS A PUBLIC RECORD THIS FORM MAY BE	RECORDED/MICROFILMED)

A Portion of APNs: 12-471-05 and 12-471-06 WHEN RECORDED, MAIL TO: Calvest Associates 1295 67th Street Emeryville, CA 94608

R.P.T.T. \$#3 paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to CALVEST ASSOCIATES, a Nevada corporation ("Grantee"), whose address is 1295 67th Street, Emeryville, CA 94608, in reference to the following facts and circumstances:

- A. On August 10, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on September 1, 1999, as Document No. 238538.
- B. On March 13, 2001, Grantor executed a Water Rights Correction Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on November 8, 2001, as Document No. 268303.
 - C. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 47 day of April, 2002.

WALKER RIVER LAND CORP., a
Nevada corporation

DAN TROMBLEY

Its: Treasurer

STATE OF Massachusetts)

COUNTY OF Gerbshire)

This instrument was acknowledged before me on April 472, 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: Jul 9 2007

SEAL AFFIXED

EXHIBIT "A" WATER RIGHTS TO BE CONVEYED

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 20.40 acres of land with the following priorities:

Priority	Acreage
1867	0.46 acres
1875 🧗 🦪	1.58 acres
1879	2.04 acres
1885	10.20 acres
1890	2,55 acres
1895	<u> 3.57 acres</u>
	20.40 acres

2. The right to irrigate 27.6 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 48 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 48 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorate share of the diversion rate from each permit and having a total combined annual duty of 192 acre feet which are appurtenant to that same 48 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B" LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 23 and that portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B.M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861 thence through the following courses;

- 1. South 01°21'46" West, 463.77 feet;
- 2. North 90 100 00 West, 675.83 feet;
- 3. South 61.09.25 West, 801.86 feet;
- 4. South 88:31"12" West, 286.26 feet;
- 5: North 74°18'01" West, 1063.61 feet;
- 6. North 00 00 09 03 West, 1314.58 feet;
- 7. South 88°46'47" East, 2687.84 feet;
- 8. South 01.00.38 East, 687.39 feet to the TRUE POINT OF BEGINNING.
- A PORTION OF ASSESSOR'S PARCEL NO.S .12-471-05 & 06

PREVIOUSLY IN DEED # 208303 RECORDED ON 104000 St. 2001 IN LYON COUNTY RECORDS.

274869

OFFICIAL RECORDS LYON COUNTY, NEV. RECORD REQUESTED BY

Shiel Engineering 02 APR-8 AMI: 05

MARY C. PRILLIGAN COUNTY RECORDER

FEE 1700 DEP. ML

A

Hale Lane Peek Dennison and Howard Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000

STATE OF NEVADA **DECLARATION OF VALUE**

Assessor Parcel Number(s)	
a) 12-471-05 06 (+ 1857 cm)	•
b)	
c)	
d)	
• *	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) Vacant Land b) Single Fam. Res.	Document/Instrument #: 274869
c) Condo/Twnhse d) 2-4 Plex	Book Page:
e) Apt. Bldg f) Comm'l/ind'i	Date of Recording: 4802
	Notes:
8/	140105.
MOther ware rang	
2 Total Valua/Salas Prins of Property	•
3. Total Value/Sales Price of Property	
Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value:	\ <u></u>
· · · · · · · · · · · · · · · · · · ·	
Real Property Transfer Tax Due	<u> </u>
4. If Everation Claimed:	
4. If Exemption Claimed:	2.
a. Transfer Tax Exemption per NRS 375.090, Section	DEND - DOC# 23 8538 \$ 268 303
b. Explain Reason for Exemption: College Ctab	
5. Partial Interest: Percentage being transferred:	%
5. Partial Interest: Percentage being transferred:	 "
The condensate declares and colonous dono the	der manelty of portural numbers to NPC 275 060
The undersigned declares and acknowledges, und	der penany or penury, pursuant to NRS.375.000
and NRS 375.110, that the information provided is corre	ict to the best of their information and belief, and call
supported by documentation if called upon to substantia parties agree that disallowance of any claimed exemption	ite the information provided herein. Furthermore, up
parties agree that disanowance of any claimed exemptor result in a penalty of 10% of the tax due plus interest at	
leadir in a benanty of 10% of the tax due bigs interest at	7 % per mondi.
Pursuant to NRS 375.030, the Buyer and Seller shall	be jointly and severally liable for any
additional amoun <u>t owed.</u>	
	ACAT -
Signature w. 13:4	Capacity ACONT - GRANTOL
Signature C	Capacity KUSHT - CREATE
- W.13(1)	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: WALKER RIVER LAND CORP.	Print Name: CALVEST ASSOCIATES
Address: LGS Sijnavas 120.	Address: 1295 GTM ST.
City: WILLAMSTOWN	City: EMER LUILE
State: mass Zip: 01267	
	State: CA Zip: 94608
	State: CAF Zip: 9466B
COMPANY/PERSON REQUESTING RECORDING	State: CAF Zip: 9468
(required if not the seller or buyer)	
(required if not the seller or buyer) Print Name: Carcoa 자리나의	Escrow #
(required if not the seller or buyer) Print Name: Geegory M.BILYEU Address: 500 Daymore Ranch Deny Soit	Escrow#
(required if not the seller or buyer) Print Name: Carcoa 자리나의	Escrow #
(required if not the seller or buyer) Print Name: Geegory M.BILYEU Address: 500 Dampee Ranch Dkwy Suit	Escrow# TE 1056 Zip: 89 571

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 53 of 132

Deed for Lisa Schirmeister and Joseph W. Johnson

APN 12-471-79

ESCROW NO. 99071220 WHEN RECORDED, MAIL TO:

Lisa A. Schirmeister 16518 Windsor Avenue Whittier, CA 90603

R.P.T.T. None Exempt #3 Adon boc# 239569

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to LISA A. SCHIRMEISTER, an unmarried woman, and JOSEPH W. JOHNSON, an unmarried man, as joint tenants with right of survivorship (whose address is: 16518 Windsor Avenue, Wittier, CA 90603), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 27 day of September, 1999.

WALKER RIVER LAND CORP., a Nevada corporation

JEROME É. LALONDE Vice President Its:

STATE OF NEVADA

This instrument was acknowledged before me on 9-27 LaLonde, as Vice President of Walker River Land Corp., a Nevada corporation. _, 1999, by Jerome L.

L HENDRICK **2710.** 8 OTARY PUBLIC - NEVADA
DOUGLAS COUNTY

My Commission Expires: 43971

239570

1.

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 23.0 acres of land with the following priorities:

Priority	Acreage
1867	0.50 acres
1875	1.80 acres
1879	2.30 acres
1885	11.50 acres
1890	2.90 acres
1895	4.00 acres

23.00 acres

2. The right to irrigate 31.0 acres of the Property from the East Walker River designated as "NBWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 54 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 54 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.1034 cfs from each permit and having a total combined annual duty of 216.0 acre feet which are appurtenant to that same 54 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

2.

239570

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 56 of 132

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

3.

239570

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 26; Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26, as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 89°27'54" West, 2681.78 feet.
- 2. North 00°10'17" East, 1316.65 feet,
- 3. South 89°11'03" East, 2659.27 feet,
- 4. South 00°49'22" East, 1303.95 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-79

239570

OFFICIAL RECUROS LYON COUNTY, NEV. RECORD REQUESTED BY

STEWART TITLE OF .

99 SEP 28 PM 3: 56

MARY C. MILLIGAN COUNTY RECORDER

FEE 1000 CEP. DW

STEWART TITLE **Guaranty Company**

APN 12-471-79	
DECLARATI	ON OF VALUE
Recording Date 9-29-99 Book Page _	Instrument # 239570
•	*
Full Value of Property Interest Conveyed	
Less Assumed Liens & Encumbrances	. none
Taxable Value (NRS 375.010, Section 4)	s <u>none</u>
Real Property Transfer Tax Due	s none
If exempt, state reason. NRS 375.090, Section Consideration for water rights was i which deed is recording concurrently	ncluded in the sale of the property,
,	· Doc# 259569
INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me
Signature of Declarant	in the documents contained in the escrow file.
Name (Please Print)	J. Mayo
Address	Name (Please Print) 99071722
City State Zip	Escrow Number
•	Stewart Title of Douglas County Firm Name
•	Stewart Title of Douglas County Firm Name 1650 N. Lucerne
•	Stewart Title of Douglas County Firm Name

Du

APN: 12-471-79

Hill Aut

11

40. 49. WHEN RECORDED, MAIL TO:

Lisa A. Schirmeister Joseph W. Johnson 16518 Windsor Avenue Wittier, CA 90603 R.P.T.T. \$# 3._____ paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to LISA A. SCHIRMEISTER, an unmarried woman, and JOSEPH W. JOHNSON, an unmarried man, as joint tenants with right of survivorship ("Grantee"), whose address is 16518 Windsor Avenue, Wittier, CA 90603, in reference to the following facts and circumstances:

- A. On September 27, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on September 28, 1999, as Document No.239570.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 47 day of April, 2002.

WALKER RIVER LAND CORP.,

Nevada corporation

DAN TROMBLEY

Its: Treasurer

1

By: 4

STATE OF Massadusetty)
COUNTY OF Berkshire)

Min Ask Notary Public

My Commission Expires: File 9, 200

SEAL AFFIXED

EXHIBIT "A" WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 23.0 acres of land with the following priorities:

Priority	Acreage
1867	0.50 acres
1875	1.80 acres
1879	2.30 acres
1885	11.50 acres
1890 ·	2.90 acres
1895	4.00 acres
	23.00 acres

2. The right to irrigate 31.0 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 54 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 54 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 with a prorata share of the diversion rate from each permit and having a total combined annual duty of 216.0 acre feet which are appurtenant to that same 54 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

. * :

f-:

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 26, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26, as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 89°27'54" West, 2681.78 feet.
- 2. North 00°10'17" East, 1316.65 feet,
- 3. South 89°11'03" East, 2659.27 feet,

4. South 00°49'22" East, 1303.95 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-79

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 239 570 RECORDED ON
SEPTEMBER 28, 1999 IN LYON COUNTY RECORDS.

274875

OFFICIAL RECURDS Lygy County, Nev, Resign requested by

02 APR -8 AM 11: 20

MARY C. MILLIGAN COUNTY RECORDER

FEE 1700 DEP. ML

239576

GÂKICIAL R**ECOROS** LYON COUNTY, NEV. RECORO REQUESTED &

STEWART TITLE OR

99 SEP 28 PN 3: 56

HARY C. HILLIGAN COUNTY RECORDER

ELE 1000 DEP. DW

"THIC ase 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 63 of 132

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)	
a) 12 - 471.79	
b)	
c)	
d)	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) Vacant Land b) Single Fam. Res.	Document/Instrument #: 274875
c) Condo/Twnhse d) 2-4 Plex	BookPage: Date of Recording: 4802
e) Apt. Bidg f) Comm'l/ind'i	Date of Recording: 4802
g) Agricultural h) Mobile Home	Notes:
W Other WATHER WORKS	
Kloulei muissandis	
3. Total Value/Sales Price of Property	\$
Deed in Lieu of Foreclosure Only (value of property)	
Transfer Tax Value:	`s
Real Property Transfer Tax Due	\$
real violation variables	
4. If Exemption Claimed:	
a Transfer Tax Exemption per NRS 375.090, Sec	tion 3
b. Explain Reason for Exemption: Connec	now Desp - Auc # 239570
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledges,	under penalty of perjury, pursuant to NRS.375.060
and NRS 375.110, that the information provided is c	orrect to the best of their information and belief, and can be
and NRS 375.110, that the information provided is c supported by documentation if called upon to substa	orrect to the best of their information and belief, and can be until the information provided herein. Furthermore, the
and NRS 375.110, that the information provided is c supported by documentation if called upon to substaparties agree that disallowance of any claimed exert	orrect to the best of their information and belief, and can be antiate the information provided herein. Furthermore, the application, or other determination of additional tax due, may
and NRS 375.110, that the information provided is c supported by documentation if called upon to substa	orrect to the best of their information and belief, and can be antiate the information provided herein. Furthermore, the application, or other determination of additional tax due, may
and NRS 375.110, that the information provided is c supported by documentation if called upon to substaparties agree that disallowance of any claimed exent result in a penalty of 10% of the tax due plus interes	correct to the best of their information and belief, and can be antiate the information provided herein. Furthermore, the aption, or other determination of additional tax due, may tat 1% per month.
and NRS 375.110, that the information provided is c supported by documentation if called upon to substaparties agree that disallowance of any claimed exercesult in a penalty of 10% of the tax due plus interes Pursuant to NRS 375.030, the Buyer and Seller s	correct to the best of their information and belief, and can be antiate the information provided herein. Furthermore, the aption, or other determination of additional tax due, may tat 1% per month.
and NRS 375.110, that the information provided is c supported by documentation if called upon to substaparties agree that disallowance of any claimed exent result in a penalty of 10% of the tax due plus interes	correct to the best of their information and belief, and can be antiate the information provided herein. Furthermore, the aption, or other determination of additional tax due, may tat 1% per month.
and NRS 375.110, that the information provided is c supported by documentation if called upon to substaparties agree that disallowance of any claimed exercesult in a penalty of 10% of the tax due plus interes Pursuant to NRS 375.030, the Buyer and Seller s	correct to the best of their information and belief, and can be antiate the information provided herein. Furthermore, the aption, or other determination of additional tax due, may tat 1% per month.
and NRS 375.110, that the information provided is c supported by documentation if called upon to substate parties agree that disallowance of any claimed exent result in a penalty of 10% of the tax due plus interest Pursuant to NRS 375.030, the Buyer and Seller standard amount owed. Signature	norrect to the best of their information and belief, and can be antiate the information provided herein. Furthermore, the aption, or other determination of additional tax due, may tat 1% per month. half be jointly and severally liable for any Capacity Kom - Canada.
and NRS 375.110, that the information provided is c supported by documentation if called upon to substa parties agree that disallowance of any claimed exert result in a penalty of 10% of the tax due plus interest Pursuant to NRS 375.030, the Buyer and Seller sadditional amount owed.	correct to the best of their information and belief, and can be antiate the information provided herein. Furthermore, the aption, or other determination of additional tax due, may tat 1% per month. half be jointly and severally liable for any
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and NRS 375.110, that the information provided is c supported by documentation if called upon to substate parties agree that disallowance of any claimed exent result in a penalty of 10% of the tax due plus interest Pursuant to NRS 375.030, the Buyer and Seller standard amount owed. Signature	correct to the best of their information and belief, and can be antiate the information provided herein. Furthermore, the application, or other determination of additional tax due, may tat 1% per month. half be jointly and severally liable for any Capacity KGENT - CAMPTEE BUYER (GRANTEE) INFORMATION
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and NRS 375.110, that the information provided is c supported by documentation if called upon to substate parties agree that disallowance of any claimed exent result in a penalty of 10% of the tax due plus interest Pursuant to NRS 375.030, the Buyer and Seller standitional amount owed. Signature Signature SELLER (GRANTOR) INFORMATION	Capacity KGENT - CAMPTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LISA SCHIRMEIS RECT TO SEAL TO
and NRS 375.110, that the information provided is consupported by documentation if called upon to substance agree that disallowance of any claimed exent result in a penalty of 10% of the tax due plus interest additional amount owed. Signature Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: White River Civer Corp. Address: Use Simmos Ro.	Capacity KGENT - CAMPTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LISA SCHIRMEIS RECTORN (ACCOUNTS) Address: IGGIB MILLOS (LANGE) AND CAPACITY And the print of the information and belief, and can be antitate to the information provided herein. Furthermore, the notion, or other determination of additional tax due, may tat 1% per month. Furthermore, the name is a supplementation of additional tax due, may tat 1% per month. BUYER (GRANTEE) IIII III III III III III III III III
and NRS 375.110, that the information provided is consupported by documentation if called upon to substance agree that disallowance of any claimed exent result in a penalty of 10% of the tax due plus interest to NRS 375.030, the Buyer and Seller standitional amount owed. Signature Si	Capacity KGENT - CAMPTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LISA SCHIRMEIS RECTIONS AND CARDES. City: WITHER
and NRS 375.110, that the information provided is consupported by documentation if called upon to substance agree that disallowance of any claimed exercises agree that disallowance of any claimed exercise in a penalty of 10% of the tax due plus interest Pursuant to NRS 375.030, the Buyer and Seller sadditional amount owed. Signature Signature SELLER GRANTOR) INFORMATION (REQUIRED) Print Name: White River Civer Corp. Address: Cos Simmos Ro.	Capacity KGENT - CAMPTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LISA SCHIRMEIS RECTORN (ACCOUNTS) Address: IGGIB MILLOS (LANGE) AND CAPACITY And the print of the information and belief, and can be antitate to the information provided herein. Furthermore, the notion, or other determination of additional tax due, may tat 1% per month. Furthermore, the name is a supplementation of additional tax due, may tat 1% per month. BUYER (GRANTEE) IIII III III III III III III III III
and NRS 375.110, that the information provided is consupported by documentation if called upon to substance agree that disallowance of any claimed exent result in a penalty of 10% of the tax due plus interest to NRS 375.030, the Buyer and Seller sadditional amount owed. Signature Signature Signature Signature Signature Signature CREQUIRED Print Name: Whiter River to Corp. Address: CS Simmos RD. City: Williastown State: Zip: 01267	The perfect to the best of their information and belief, and can be antiate the information provided herein. Furthermore, the aption, or other determination of additional tax due, may tat 1% per month. Thail be jointly and severally liable for any Capacity AGENT - CAMPTEL Capacity NGENT - CAMPTEL Capacity NGENT - CAMPTEL BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LISA SCHIRMEIS RECTIONALLY Address: (GGIS WINDSOLANE). City: WITHER State: CAT Zip: 90603
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Deed for John M. Stitt and Julia T. Stitt

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 65 of 132

APN: 12-471-81 Escrow No. 99072095 WHEN RECORDED, MAIL TO: S_nonc/overner D Deck.

R.P.T.T.

pl. on previous Deck.

John Stitt and Julia Stitt 580 W. Central Avenue, Stc. C Brea, CA 92821

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to JOHN M. STITT and JULIA T. STITT, hasband and wife, as joint tenants with right of survivorship (whose address is: 580 W. Central Avenue, Suite C. Brea, CA 92821), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantec, and to its successors and assigns forever.

Dated: this 2 day of October, 1999.

WALKER RIVER LAND CORP., a Nevada corporation

JERONIE J. LALONDE

Itse Vice President

STATE OF NEVADA)
)ss.
COUNTY OF LYON)

This instrument was acknowledged before me on Mol. 2, 1999, by Jerome J. LaLonde, as Vice President of Walker River Land Corp., a Nevada corporation.

MINDI S. GATTEN
Notary Public - State of Nevada
Appearus Recorded in Dougles County
No M-X395-Eighne February 10, 2002

My Commission Expires:

1.

241167

Hale Lane Peek Dennison Howard and Anderson Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000

ODALA-PUTRICES IN REMODUCES 197922 (RCIT CONST. 1980)

(Nader 21, 1999)11 (22m)

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. A portion of Claim 17 as follows:

Priority	Acreage
1867	0.30 acres
1875	1.00 acres
1879	1.30 acres
1885	6.40 acres
1890	1.60 acres
1895	2.20 acres
	12.80 acres

The above described water rights may be utilized as historically placed to beneficial use on the Property.

- 2. The right to irrigate 17.2 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.
- 3. Use of a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 30 acres.

4. Use of a portion of the supplemental underground rights under Permit 49278 consisting of a diversion rate of 0.25 cfs and having a duty of 120.0 acre feet per season. Said portion being appurtenant to that same 30 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 30 acres, more or less.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

2.

241167

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EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

3.

241167

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Southwest 1/4 of Section 25 and that portion of the Southeast 1/4 of Section 26, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89° 49' 18" East, 1303.55 feet;
- 2. South 00° 41' 41" West, 1089.17 feet;
- 3. North 89° 58' 21" West, 2645.12 feet;
- 4. North 00° 43' 26" East, 1104.49 feet;
- 5. South 89° 27' 54" East, 1340.89 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-81

241167

YEART TITLE OF LOCAL TRAWART TITLE OF LOCAL PROPERTY AND ALCOLOGY.

STEWART TITLE OF LOCAL PROPERTY AND ALCOLOGY.

MARY C. HILLIGAN COUNTY RECORDER

STEWART TITLE
Guaranty Company

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s): a) 12-471-81		
b)		
d)		
2. Type of Property: a) XX Vacant Land b) Single Family	FOR RECORDERS OPTIONAL USE ONLY	
c) Condo/Townhouse d) 2-4 Plex	Document/Instrument No.: 241167	
c) Apartment Bidg. f) Comm'1/Ind'l	Book:Page:	
g) Agricultural h) Mobile Home i) Other:	Date of Recording: 11/8/99	
i) Other.	4 · · · · · · · · · · · · · · · · · · ·	
	Notes:	
3. Total Value/Sales Price of Property	\$0.00	
Deduct Assumed Liens and/or Encumbrances:	S(
Provide recording information: Doc/Instrument No.:	Book:Page:	
Transfer Tax Value per NRS 375.010, Section 2:	S0.00	
Real Property Transfer Tax Due:	\$0.00	
4. If Exemption Claimed:		
a. Transfer Tax Exemption, per NRS 375.090, Section:	2	
b. Explain Reason for Exemption: WATER RIGHTS DI WHICH TRANSFER TAX PAID OF PARTY	BED INCLUDED IN SALE OF REAL PROPERTY IN	
5. Partial Interest: Percentage being transferred: 100		
The undersigned Seiler (Grantor)/Buyer (Grantee), declares and a 375.060 and NRS 375.110, that the information provided is combe supported by documentation if called upon to substantiate the agree that disallowance of any claimed exemption or other dete of 10% of the tax due plus interest at 1 1/2% per month. Pursuand severally liable for any additional amount owed.	rect to the best of their information and belief, and can be information provided herein. Furthermore, the parties runination of additional tax due, may result in a penalty	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE), INFORMATION	
Seiler Signature:	Buyer Signature: 16 Mb MAC	
Priot Name: WALKER RIVER LAND CORP.,	Print Name: JOHN M. STITT	
Address: 100 WEST LIBERTY STREET	Address: 2025/RANCH HILL DRIVE	
City/State/Zip: <u>RENO. NV 89505</u> Telephone:	City/State/Zip: L'A HABRA HEIGHTS, CA 90631	
Capacity:	Telephone: Capacity:	
COMPANY REQUEST	ring recording	
Company Name: <u>STEWART TITLE OF DOUGLAS C</u>		

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APN: 12-471-81

WHEN RECORDED, MAIL TO: John M. Stitt and Julia Stitt

580 W. Central Avenue, Suite C,

Brea California 92821

638

12:

R.P.T.T. \$\frac{2}{2}0-\frac{1}{2}0\frac{1}0\frac{1}{2}0\fracolor{1}0\frac{1}{2}0\fraccolor{1}0\fraccolor{1}0\fraccolor{1}0\fr

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to JOHN M. STITT and JULIA T. STITT, husband and wife, as joint tenants with right of survivorship ("Grantee"), whose address is 580 W. Central Avenue, Suite C, Brea California 92821, in reference to the following facts and circumstances:

- A. On November 2, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on November 8, 1999, as Document No. 241167.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 47 day of April, 2002.

WALKER RIVER LAND CORP.

Nevada corporation

DAN TROMBLEY

Its: Treasurer

STATE OF <u>Massachusetts</u>)

COUNTY OF <u>Berbshire</u>)

This instrument was acknowledged before me on _______, 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: Jeh 9, 2007

SEAL AFTEED

2

EXHIBIT "A" WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. A portion of Claim 17 as follows:

Priority	Acreage
1867	0.30 acres
1875	1.00 acres
1879	1.30 acres
1885	6.40 acres
1890	1.60 acres
1895	2.20 acres
	12.80 acres

The above described water rights may be utilized as historically placed to beneficial use on the Property.

- 2. The right to irrigate 17.2 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.
- 3. Use of a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 30 acres.
- 4. Use of a portion of the supplemental underground rights under Permit 49278 consisting of a prorata share of the diversion rate and having a duty of 120.0 acre feet per season. Said portion being appurtenant to that same 30 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 30 acres, more or less.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Southwest 1/4 of Section 25 and that portion of the Southeast 1/4 of Section 26, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89 49' 18" East, 1303.55 feet;
- South 00° 41° 41" West, 1089.17 feet;
- 3. North 89° 58' 21" West, 2645.12 feet;
- 4. North 00° 43' 26" Bast, 1104.49 feet;
- 5. South 89° 27' 54" East, 1340.89 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-81

PREVIOUSLY IN DEED # 24(167 - RECORDED ON IN LYON COUNTY RECORDS.

274874

LYON COUNTY, NEV.
RECORD REQUESTED BY

02 APR -8 API 11: 18

MARY C. MILLIGAN COUNTY RECORDER

FEE 17º GEP. Me

241167

OFFICIAL RECORDS

NON COUNTY. NEV

RECORD REQUESIFOR BY

STEWART TITLE OF

99 NOV -8 RM 4: 41

HARYE HILLIGAN

HARY C. HILLIGAN. COUNTY RECORDER

STEWART TITLE
Guaranty Company

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 74 of 132

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s) a) 12 - 471-81	
b)	
c)	
d)	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) Vacant Land b) Single Fam. Res.	Document/Instrument #: 274874
c) Condo/Twnhse d) 2-4 Plex	BookPage:
e) Apt. Bldg f) Comm'l/Ind'i	Date of Recording: 4802
g) Agricultural h) Mobile Home	Notes:
Other water RIGHTS	
3. Total Value/Sales Price of Property \$	
Deed in Lieu of Foreclosure Only (value of property) (Transfer Tax Value: \$	
Real Property Transfer Tax Due \$	
4: If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Section	5° .
b. Explain Reason for Exemption: Cocuse হান্ত	DEED -00 C# 24 1167
5. Partial Interest: Percentage being transferred:	
The undersigned declares and acknowledges, under	penalty of periury, pursuant to NRS,375,060
The undersigned declares and acknowledges, under and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%	o the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be	o the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month.
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and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signature Signature Signature Signature Signature REQUIRED) Print Name: Wakker River Looke. Address: 665 Simals RD.	o the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. jointly and severally liable for any Capacity AGENT - GRANTEE Capacity AGENT - CRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name JOHN M STITZ JULY STITT Address: S80 B. CENTAL AVE STEC
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and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signature Signature Signature Signature Signature REQUIRED) Print Name: Wakker River Looke. Address: 665 Simals RD.	o the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. jointly and severally liable for any Capacity AGENT - GRANTEE Capacity AGENT - CRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name JOHN M STITZ JULY STITT Address: S80 B. CENTAL AVE STEC
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and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signat	the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. jointly and severally liable for any Capacity AGENT - GRANTEE Capacity AGENT - GRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name JOHN M STIT & JULY STITT Address: S80 N. CENTAL ANE., STEC City: BREA State: CA Zip: 928Z1
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(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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Deed for George L'Abbe

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 76 of 13:

ESCROW NO. 99072112 WHEN RECORDED, MAIL TO: S_None, Exempt #3 R.P.T.T. fd on# 2412.07

George A. L'Abbe P. O. Box 20105 Carson City, NV 89721

APN: 12-471-74

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to GEORGE A. L'ABBE, an unmarried man (whose address is: P. O. Box 20105, Carson City, Nevada 89721), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this ____day of November, 1999.

WALKER RIVER LAND CORP., &

Nevada corporation

JEROME J. LALONDE

Its: Vice President

STATE OF NEVADA

COUNTY OF LTON)SS

This instrument was acknowledged before me on <u>Manual 18</u>, 1999, by Jerome J. LaLonde, as Vice President of Walker River Land Corp., a Nevada corporation.

L. HENDRICK
93 - 2710 - 5
NOTARY PUBLIG - NEVADA
DOUGLAS COUNTY
My appointment expires Apr. 29, 2001

Notary Public

My Commission Expires: ____/

4.49.01

l.

241208

FXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 25.5 acres of land with the following priorities:

Priority	<u>Acreage</u>
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	12.75 acres
1890	3.19 acres
1895	4.46 acres
	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

The location of the above 60 acres of irrigated land is illustrated in the map attached hereto as Exhibit "A-1".

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60 acres, more or less.

The total quantity of water is 240 acre feet annually.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.1149 cfs from each permit and having a total combined annual duty of 240.0 acre feet which are appurtenant to that same 60 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

2.

241208

Hale Lane Peek Dennison Howard and Amlerson Attorneys and Counsellors at Law Reno, Nevada 525-57351-327-3000

CAPACATE FOR STILLENGER > 18 OH I

Smooter Citypia Una

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 78 of 133

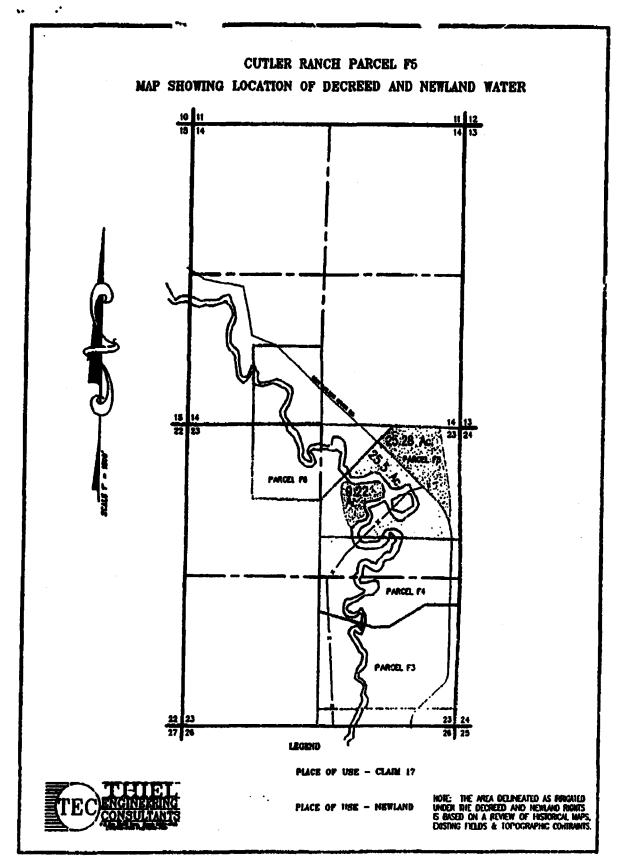
TOGETHER with the right to change the point of diversion and place and manner of use of said water rights.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, and the reversion and the reversions, remainder and remainders, rents, issues and profits thereof.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

3.

241208



Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 80 of 132

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

4.

Hale Lane Peek Dennison Howard and Anderson Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000 241208

Sounder Literate Com

COMA PUDICS III RSOINCS (674)) III D RS (500) Order No.: 99012011MM

44

EXHIBIT "F"

TO THE WATER RIGHTS DEED

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of SEction 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 13, 14, 23, 24 as shown on Record of Survey No. 223861, thence through the following courses;

- South 01° 00' 38" East, 1958.07 feet;
- 2. North 88° 46' 47" West, 2687.84 feet;
- 3. North 00° 00' 03" West, 638.78 feet;
- 4. North 45° 42' 44" East, 1852.85 feet;
- South 88° 36' 59" East, 1326.75 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO.

(7/86)

12-471-74

241208

CHILD CELLADS Den Cellit, NEV. Record Cellisted By

SILWART TITLE OF DOUGLAS CO.

99 NOY -9 PH 4: 29

HARY I. BLISAN COUNTY RECORDER

111 12° 111 E8

SCHEDULE A
CLTA PRELIMINARY REPORT

STEWART TITLE

Guaranty Company

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s): a) 12-471-74		
	b)		
	C)		
	d)		
2.	Type of Property:	FOR RECORDERS OPTIONAL USE ONLY	-
	a) XX Vacant Land b) Single Family Res. c) Condo/Townhouse d) 2-4 Plex	Ducument/Instrument No.: 241208	_
	e) Apar:ment l'idg. () Comm'l/Ind'l g) Agricultural h) Mobile Home	Book:Page;	_
	g) Agricultural h) Mobile Home i) Other:	Date of Recording: 11-9-99	
		Notes:	
3.	Total Value/Sales Price of Property	\$	_
	Deduct Assumed Liens and/or Encumbrances:	\$(0,00	
	Provide recording information: Doc/Instrument No.:	Book:Page:	
	Transfer Tax Value per NRS 375.010, Section 2:	\$0.00	
	Real Property Transfer Tax Due:	\$0.00	
4.	If Exemption Claimed:		
	a. Transfer Tax Exemption, per NRS 375.090, Section: #3		
	b. Explain Reason for Exemption: Water rights being sale of property. Transfer tax paid the	ng conveyed concurrently with hrough concurrent deed.	_
5.	Partial Interest: Percentage being transferred: 100	%	_
be:	e undersigned Seller (Grantor)/Buyer (Grantee), declares and acknown 5.060 and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate the informed that disallowance of any claimed exemption or other determinated to 6.5% of the tax due plus interest at 1.12% per month. Pursuant to 6.5% severally liable for any additional amount owed.	o the best of their information and belief, and can ormation provided herein. Furthermore, the parties ation of additional tax due, may result in a penalty	r
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	ı
Sel	ler Signuturo	Ruyer Signature:	
Pri	nt Name: /NALKER PIVER GAND CORP. Pr	rint Name: GEORGE A. L'ABBE	_
	dress: 665 SIMONDS ROAD A	Address: P. O. BOX 20105	_
City	y/State/Zip: WILLIAMSTOWN, MA 01267	'ity/State/Zip: CARSON CITY, NV 89721	
Cor	ephone:To	'elephone: 'apacity:	-
~=f	······································	· · · · · · · · · · · · · · · · · · ·	
	COMPANY REQUESTING	RECORDING	
Cor	mpany Name: <u>STEWART TITLE OF DOUGLAS COUNT</u>	TY Escrow No.: 99072112	_
	(AS A PUBLIC RECORD THIS FORM MAY BE I	RECORDED/MICROFILMED)	

APN: 12-471-74

WHEN RECORDED, MAIL TO:

George L'Abbe

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11:51

Gity Hear P. O. Box 20105,

Carson City, NV 89721

R.P.T.T. \$\frac{1}{2}0-\frac{1}{2}0\text{ paid on prior deed}

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to GEORGE A. L'ABBE, an unmarried man ("Grantee"), whose address is P. O. Box 20105, Carson City, NV 89721, in reference to the following facts and circumstances:

- A. On November 8, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on November 9, 1999, as Document No.241208.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 47day of April, 2002.

WALKER RIVER LAND CORP.,

Nevada corporation

DAN TROMBLEY

Its: Treasurer

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 84 of 132

STATE OF <u>Massachusetts</u>)
COUNTY OF <u>Berbshire</u>)

iolij Sir

Notary Public

My Commission Expires: 3et 9, 2007

BEAL AFFIXED

2

Hale Lane Peek Dennison and Howard Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000

274872

J. 19

EXHIBIT "A" WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 25.5 acres of land with the following priorities:

Priority	Acreage
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	12.75 acres
1890	3.19 acres
1895	4.46 acres
	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

The location of the above 60 acres of irrigated land is illustrated in the map attached hereto as Exhibit "A-1".

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60 acres, more or less.

The total quantity of water is 240 acre feet annually.

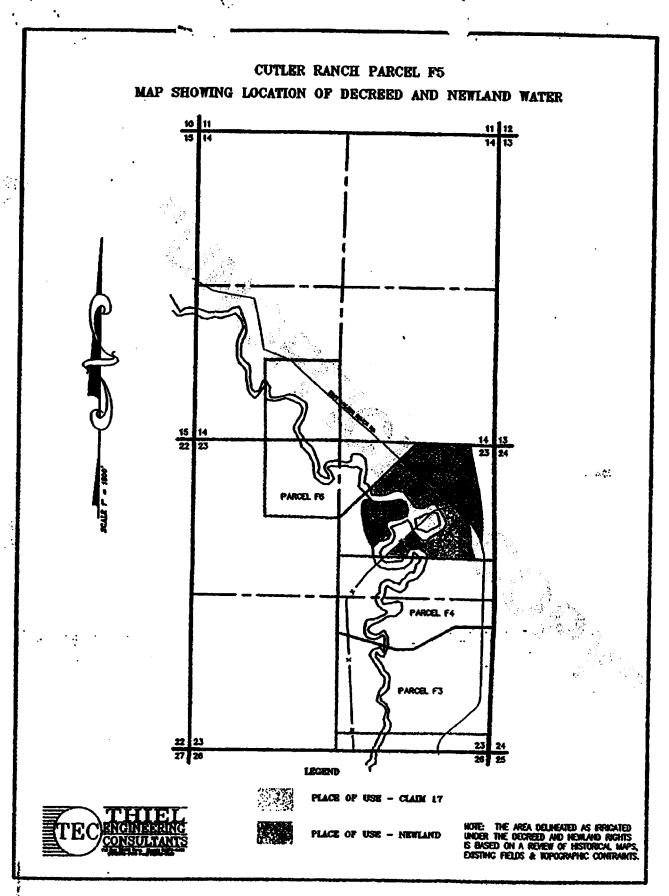
TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorata share of the diversion rate from each permit and having a total combined annual duty of 240.0 acre feet which are appurtenant to that same 60 acres of the land irrigated from East Walker River by decreed water rights and NEWLAND water rights above described

"" TC a'se 3:73-cV-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 86 of 13:

TOGETHER with the right to change the point of diversion and place and manner of use of said water rights.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, and the reversion and the reversions, remainder and remainders, rents, issues and profits thereof.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.



Order No.: 99012011MM

EXHIBIT "B"

TO THE WATER RIGHTS DEED

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of SEction 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 13, 14, 23, 24 as shown on Record of Survey No. 223861, thence through the following courses:

- 1. South 01° 00' 38" East, 1958.07 feet;
- 2. North 88° 46' 47" West, 2687.84 feet;
- 3. North 00° 00' 03" West, 638.78 feet;
- 4. North 45° 42' 44" East, 1852.85 feet;
- 5. South 88° 36' 59" East, 1326.75 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO.

•

12-471-74

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 24(208 RECORDED ON NOVEMBER 9, 199)
IN LYON COUNTY RECORDS.

274872

OZ APR -8 AMI: 14

MARY C. HILLIGAN

OR ARCONOMIC MECONOS

OR ARCONOMIC MARY C. HILLIGAN

.::

MARY C. HILLIGAN
COUNTY RECORDER
FEE 1900 DEP. 1900

SCHEDULE A CLTA PRELIMINARY REPORT (7/88)

STATE OF NEVADA **DECLARATION OF VALUE** 1. Assessor Parcel Number(s) FOR RECORDERS OPTIONAL USE ONLY 2. Type of Property: Document/Instrument #: 274872 a) Vacant Land Single Fam. Res. 2-4 Plex Condo/Twnhse i e) Comm'l/Ind'l Date of Recording: ___ Apt. Bldg Agricultural Mobile Home Notes: MOther war RIGHTS 3. Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption: Collection Been - Doc # 241208 5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature Capacity AGENT - GRANTG Signature SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: GEORGE L'ABBE Print Name: WALKER RIVER LAND Cocp Address: 665 Sincons RD. Address: 7.0. Box 20105 City: CARSON CITY City: WWWANSTOWN Zip: 89721 State: MASS Zlp: 01267 State: NU COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Carecook M. BILYEU Escrow # Address: Soo bamonte Ranch Prekuny, suite 1056 Zip: 89511 State: pur City: (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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** THIS IS AN UNOFFICIAL COPY *** Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 89 of 132

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 90 of 132

Deed for Lantana Ranch Family Limited Partnership

RPTT Pdon#248929

APN: 12-471-73

Escrow No. ODD 100 WHEN RECORDED, MAIL T

Lantana Ranch Family Limited Partnership 140 Geary Street, 10th Floor San Francisco, CA 94108

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada Bunited partnership (whose address is: 140 Geary Street, 10th Floor, San Francisco, CA 94108), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 6 day of June, 2000.

WALKER RIVER LAND CORP., a Nevada corporation

DAN TROMBLEY

Tressurer

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STATE OF Massachuse 1/4) COUNTY OF BEASSING)

This instrument was acknowledged before me on June 6, 2000, by DAN TROMBLEY as Treasurer of WALKER RIVER LAND CORP., a Nevada corporation.

My Commission Expires: <u>Jebruary</u> 9, 2007

SEAL AFFIXED

Hale Lane Peek Dennison Howard and Anderson Attenneys and Cornsellors at Law Reno, Nevada (775) 327-3000

248930

(Parcel P-6)

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THE RIGHT TO IRRIGATE, from the East Walker River, 8.5 acres of land consisting of direct and storage rights under CLAIM 17, of that certain decree entitled "UNITED STATES OF AMERICA, PLAINTIFF; VS. WALKER RIVER IRRIGATION DISTRICT, A CORPORATION, ET AL, DEFENDANTS, CASE IN EQUITY C-125. The priorities and acresse of said 8.5 acres is as follows:

1867: 0.20 acres 1875: 0.65 acres 1879: 0.85 acres 1886: 4.25 acres 1890: 1.05 acres 1895: 1.50 acres

INCLUDING those certain surface water rights from the East Walker River appurtenant to the lands being conveyed. Said rights being more particularly described as consisting of rights to impale 11.5 acres from the East Walker River designated as "NETVLAND" as administered by the WALKER RIVER (RRIGATION DISTRICT.

TOGETHER WITH the rights to a portion of PERMIT 25017, CERTIFICATE 8860 issued to the Walker Füver Infigation District for flood and occass water that may be appured and to the 20 acres described above.

THE TOTAL LAND AREA being inflated by surface water rights from the East Walker River under CLAIM 17, "NEWLAND" and PERMIT 25017, CERTIFICATE 8860 is 20,00 acres, more or less.

ALONG WITH a portion of supplemental underground water rights under PERMITS 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.0363 cfs from each permit and having a total combined duty of 80 acro-feet. Said supplemental underground rights being appurental to that same 20 acros of the lands irrigated from the East Walker River by Decreed and "Newland" rights described above.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT B

July 14, 1999

EXHIBIT

LEGAL DESCRIPTION FOR APN 12-471-03

That portion of the Southwest 1/2 of Section 14 and North 1/2 of Section 23, Township 1 l North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the North & corner of said Section 23 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 88°36'59" East, 1326.75 feet;
- 2. South 45°42'44" West, 1852.85 feet;
- 3. North 88°41'53" West, 1324.66 feet;
- 4. North 00°05'21" West, 1327.75 feet;
- 5. North 00°57'08" West, 1345.46 feet;
- 6. South 89°17'19" East, 1325.83 feet;
- 7. South 00°58'06" East, 1361.04 feet to the TRUE POINT OF BEGINNING.

Area = 101.73 + /- acres

The bearing of N 01°00'38" W between the % corner of Section 23, 24 and the Section corner common to 13, 14, 23, 24 as shown on Record of Survey No. 223861 was used as the basis of bearings for this description.

248930

OFFICIAL RECORDS LYON COUNTY. NEV. RECORD REQUESTED OY STEWART TYTLE OF DOUGLAS CO.

OD JUH -9 PK 4:07

MARY C. HILLIGAN COUNTY RECORDER

111 99 Nr. ES

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s): a) 12-471-03 b)			
c)			
c) Condo/Towahouse d)	_ Single Family Res. _ 2-4 Plex	FOR RECORDED Document/Instrumen	RS OPTIONAL USE ONLY 248930 11 No.:
c) Apartment Bldg. f)	Comm'l/Ind'l	Rook:	Page:
	Mobile Home	l	
i) Other: WATER RIGHTS		Notes:	1-9-00
3. Total Value/Sales Price of Property		\$	
Deduct Assumed Liens and/or Encumbrances		\$(0.00
Provide recording information: Doc/Instrum	ent No.:	Book:	Pege:
Transfer Tax Value per NRS 375.010, Section	n 2:	<u> </u>	0.00
Real Property Transfer Tax Due:		\	0.00
4. If Exemption Claimed:		# ###	
a. Transfer Tax Exemption, per NRS 375.09	00, Section:		
b. Explain Reason for Exemption: WATER RECORDING CONCURRENTLY	RIGHTS INCLUI	ed in sale of	F THE PROPERTY WHICH I
5. Partial Interest: Percentage being transferred	•		
The undersigned Seller (Grantor)/Buyer (Granter 375.060 and NRS 375.110, that the information			
be supported by documentation if called upon			
agree that disallowance of any claimed exemption	n or wher determinati	ou of additional tax on	re mangesulgige geogra
of 10% of the tax due plus interest at 1 1/2% pe	month. Pursuant to	NRS 375.030, the Bi	yer and Seller shall be jointly
and severally liable for any additional amount		• • • • • • • • • • • • • • • • • • • •	
SELLER (GRANTOR) INFORM	ATION	BUYER (GRA	NIE DEORMATION
Seller Signature:	Bu	yer Signature:	WWW.
Print Name: WALKER RIVER LAND C	ORP. Pr		NA RANCH FAMILY LIMITE
Address: 665 SIMONDS ROAD	Ac	dress: 140 GBAI	RY STREET 10TH FLOOR
City/State/Zip: WILLIAMSTOWN, MA	<u>01267 </u>	ty/State/Zip:_SAN_1	FRANCISCO, CA. 94108
Telephone:	<u>r</u> e	lephone:	
Capacity:	Ca	bacità:	
СОМРАЯ	NY REQUESTING	RECORDING	
COMEN	AL VERAPORTING		

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

APN: 12-471-73
WHEN RECORDED, MAIL TO:
Lantana Ranch Family Limited Partnership
140 Geary Street, 10th Floor
San Francisco, CA 94108

Pu :

R.P.T.T. 3 -0paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership ("Grantee"), whose address is 140 Geary Street, 10th Floor, San Francisco, CA 94108, in reference to the following facts and circumstances:

- A. On June 6, 2000, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on June 9, 2000, as Document No. 248930.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 4th day of April, 2002.

WALKER RIVER LAND CORP., a
Nevada corporation

DAN TROMBLEY

Its: Treasurer

STATE OF Marchuello	
COUNTY OF Bertoline)ss.)

This instrument was acknowledged before me on April 4 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: Feb 9, 2007

SEAL AFFIXED

EXHIBIT A

WATER RIGHTS TO BE CONVEYED

THE RIGHT TO IRRIGATE, from the East Walker River, 8.5 acres of land consisting of direct and storage rights under CLAIM 17, of that certain decree entitled "UNITED STATES OF AMERICA, PLAINTIFF, VS. WALKER RIVER IRRIGATION DISTRICT, A CORPORATION, ET AL, DEFENDANTS, CASE IN EQUITY C-125. The priorities and acreege of said 8.5 acres is as follows:

1867: 0.20 acres 1875: 0.65 acres 1879: 0.86 acres 1885: 4.25 acres 1890: 1.05 acres 1896: 1.50 acres

13.

iNCLUDING those certain surface water rights from the East Welker River appurtenant to the lands being conveyed. Said rights being more particularly described as consisting of rights to irrigate 11.5 acres from the East Walker River designated as "NEWLAND" as administered by the WALKER RIVER IRRIGATION DISTRICT.

TOGETHER WITH the rights to a portion of PERMIT 25017, CERTIFICATE 6860 issued to the Welker River Irrigation District for flood and excess water that may be appurtenant to the 20 acres described above.

THE TOTAL LAND AREA being irrigated by surface water rights from the East Walker River under CLAIM 17, "NEWLAND" and PERMIT 25017, CERTIFICATE 8860 is 20,00 acres, more or less.

ALONG WITH a portion of supplemental underground water rights under PERMITS 49274, 49276, 49277 and 49278 consisting of a pro-rate portion of the diversion rate from each permit and having a total combined duty of 80 acre-feet. Said supplemental underground rights being appurtment to that same 20 acres of the lands irrigated from the East Walker River by Decreed and "Newland" rights described above.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

274873

04/01/02 MON 16:12 [TX/RX NO 6009]

EXHIBIT B

July 14, 1999

EXHIBIT

LEGAL DESCRIPTION FOR APN 12-471-03

That portion of the Southwest ½ of Section 14 and North ½ of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the North 1/2 corner of said Section 23 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 88°36'59" East, 1326.75 feet;
- 2. South 45°42'44" West, 1852.85 feet;
- 3. North 88°41'53" West, 1324.66 feet;
- 4. North 00°05'21" West, 1327.75 feet;
- 5. North 00°57'08" West, 1345.46 feet;
- 6. South 89°17'19" East, 1325.83 feet;
- 7. South 00°58'06" East, 1361.04 feet to the TRUE POINT OF BEGINNING.

Area = 101.73 + /- acres

The bearing of N 01°00'38" W between the ½ corner of Section 23, 24 and the Section corner common to 13, 14, 23, 24 as shown on Record of Survey No. 223861 was used as the basis of bearings for this description.

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 248 936 RECORDED ON

SUME 9, 2000 IN LYON COUNTY RECORDS.

274873

UFFICIAL RECONDS LYON COUNTY, NEV. RECOND REQUESTED BY

Miel Engreering 02 APR -8 AM 11: 16

> MARY C. MILLIGAN COUNTY RECORDER

FEE 17 DEP. ML

*** TCase 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 99 of 132

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s) a) (Z-471-73 b) c) d)	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) Vacant Land b) Single Fam. Res.	Document/Instrument #: 274873
c) Condo/Twnhse d) 2-4 Plex	BookPage:
. de) Apt. Bidg f) Comm'i/ind'i	Date of Recording: 4802
g) Agricultural h) Mobile Home	Notes:
MOther WATEN RIGHT	
	_
3. Total Value/Sales Price of Property	5
Deed in Lieu of Foreclosure Only (value of property) (Transfer Tax Value:)
Real Property Transfer Tax Due	<u> </u>
Trout Topolly Transfer Tax Due	
4. If Exemption Claimed:	<u> </u>
a. Transfer Tax Exemption per NRS 375.090, Section	3
b. Explain Reason for Exemption: Concerns	DEEN - DOC" 248930
E Devilat Internati Deventana kalendari da	
5. Partial Interest: Percentage being transferred:	- 7
and NRS 375.110, that the information provided is correct supported by documentation if called upon to substantiate parties agree that disallowance of any claimed exemption result in a penalty of 10% of the tax due plus interest at 19	the information provided herein. Furthermore, the , or other determination of additional tax due, may
Pursuant to NRS 375.030, the Buyer and Seller shall b	e jointly and severally liable for any
additional amount owed.	
Signature C ~ ~ 614	Capacity AGONT - GRANTE
Signature 222	Capacity KGSYT - Grants
SELLED (CRANTON MECONATION	PLIVED (CDANTEE) INFORMATION
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Lynkese River Land Cone.	Print Name: LAPITAMA RAINCH FAMILY LID. PARTNERSHIP
Address: GLE Simples RD.	Address: 140 GENREST, 10TH FLORE
City: WILLIAMSTIND	City: SAM FLANCISCO
State: MASS Zip: 01267	State: CA. Zip: GUI08
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	Essent #
Print Name: GREGORY M. BILYED Address: Soo Drywne Rhalf Pleny, Suite	Escrow#
City: State: NU	Zip: 8951/
198	
(AS A PUBLIC RECORD THIS FORM MAY BE REC	

Case 3:73-cv-00127-MMD-WGC Document 2292 Filed 02/14/17 Page 100 of 13

Deed for Mark S. Mahan ESCROW NO. 0201700618 WHEN RECORDED, MAIL TO:

Mark S. Mahan P. O. Box 278 Colleyville, TX.76034

APN: 12-471-13 through 12-471-34; 12-471-36; 12-471-37; 12-471-38; 12-471-40; 12-471-41; 12-471-42; 12-471-44; 12-471-45; 12-471-49; 12-471-51; 12-471-52; 12-471-53; 12-471-55; 12-471-56; 12-471-58; 12-471-60; 12-471-61; 12-471-62; 12-471-80; 12-471-82 through 12-471-93 RPTT PDONEDOC #273004

WATER RIGHTS DEED

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this Zona day of February, 2002.

WALKER RIVER LAND CORP., a
Nevada corporation

By: Lanie Trank

DANIEL TROMBLE
Its: Treasurer

STATE OF MASSACHUSETTS

)ss.

COUNTY OF BERKSHIRE

This instrument was acknowledged before me on <u>25</u>, <u>February</u>, 2002, by Daniel Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: 7219, 2007

SEAL AFFIKED

EXHIBIT "A" TO WATER RIGHTS DEED WATER RIGHTS TO BE CONVEYED - LOT F-2

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto, (Property) pursuant to Claims 17 & 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity Document C-125 and consisting of the following:

PARCEL B:

Claim 133	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1862	0.813	50.8	4.2768		
	1865	0.325	20.3			
	1690	0.488	30.5		0.954	28.99
	Newland		280.4		2.059	577.40
	Totals:	1.626	382.0			606.39
				Sec.		
Claim 17	Priority	CFS	Acres	∂ Duty	AF Per Acre	AF Total
	1867	0.0088	0.55	4.2768		
	1875	0.0304	1.90		0.2534	0.480
	1879	0.0400	2.50		0.6970	1.740
	1885	0.1976	12.35		0.9187	11.350
	1890	0.0496	3.10		0.9504	2.950
	1895	0.0688	4.30		0.0138	4.360
			33.30		2.0592	68.570
		0.3864	57.45			89.450
					다. 경우 1988년 - 1988년	
			<u>PA</u>	RCEL C:		
Claim 133	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1862	0.4528	28.30	4.2768		,
	1865	0.1808	11.30			
	1690	0.2720	17.00		0.9504	16.16
	Newland		<u>156.40</u>		2.0592	<u>322.06</u>
	Totals:	0.9056	213.00			338.22
Claim 17	Priority	CF\$	Acres	Duty	AF Per Acre	AF Total
	1867	0.0328	2.05	4.2768		
	1875	0.1120	7.00		0.2534	1.77
	1879	0.1440	9.00		0.6970	6.27
	1885	0.7248	45.30		0.9187	41.62
	1890	0.1824	11.40		0.9504	10.83
	1895	0.2536	15.85		1.0138	16.07
			122.40		2.0592	<u>252.05</u>
			126.70		2.0032	EUE.UU

PARCEL D:

Claim 133	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1862	0.9000	56.25	4.2768		
	1865	0.3600	22.50			
	1690	0.5400	33.75		0.9504	32.08
	Newland		310.50		2.0592	639.38
	Totals:	1.8000	423.00			671.46

PARCEL E:

	•			•		
Claim 133	Priority	CFS :	Acres	Duty	AF Per Acre	AF Total
	1862	0.6424	40.15	4.2768		
	1865	0.2568	16.05			
	1690	0.3856	24.10		0.9504	22.90
	Newland		181.70	4	2.0592	374.16
	Totals:	1.2848	262.00			397.06
Claim 17	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1867	0.0520	3.25	4.2768		
	1875	0.1784	11.15		0.2534	2.83
	1879	0.2304	14.40		0.6970	10.04
	1885	1.1512	71.95		0.9187	66.10
	1890	0.2880	18.00	walion and the second s	0.9504	17.11
	1895	0.4024	25.15	્રિક્	1.0138	25.50
			<u>194.10</u>		2.0592	399.69
		2.2504	338.00			521.26

The total acreage irrigated listed above is not to exceed 1889 acres.

ALONG WITH a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to the above described 1889 acres.

Together with a portion of the supplemental underground water rights under Permits 49274, 49276, 49277 and 49278 consisting of a pro-rata portion of the diversion rate of each permit and having a total combined duty of 7556 acre-feet per season. Said underground water rights are appurtenant to that same 1889 acres of land irrigated from the East Walker River by the surface sources described above.

Excluding therefrom, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B" TO WATER RIGHTS DEED PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL 1: NW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-13

PARCEL 2 : SW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-14

PARCEL 3 : NW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-15

PARCEL 4 : SW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-16

PARCEL 5 : SW 1/4 of SE 1/4 of Section 25, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-17

PARCEL 6 : SE 1/4 of SW 1/4 of Section 25, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-18

PARCEL 7 : SE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

E 1/2 of SW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-19

PARCEL 8 : NE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., Continued on next page

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M.D.B. & M.

: W 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-20

PARCEL 9 : W 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-21

PARCEL 10 : NE 1/4 of NE 1/4 (LOT 1) of Section 1, T 10 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-22

PARCEL 11: E 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-23

PARCEL 12: E 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E., N.D.B. & M.

Assessor's Parcel No. 12-471-24

PARCEL 13: NW 1.4 of NW 1/4 of Section 6, T 10 N., R 27 E.,

Assessor's Parcel No. 12-471-25

PARCEL 14: SW 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-26

PARCEL 15: NW 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-27

PARCEL 16: SW 1/4 of NW 1/4 of Section 31, T 11 N., R 27 E., M.D.B. & M.

Continued on next page

Assessor's Parcel No. 12-471-28

PARCEL 17: SW 1/4 (LOTS 3,4,5) of Section 31, T 11 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-29

PARCEL 18: SE 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-30

PARCEL 19: NE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-31

PARCEL 20: SE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-32

PARCEL 21: NE 1/4 of NW1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M. W 1/2 of NE 1/4 (LOTS 2,3) of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-33

PARCEL 22: NW 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-34

PARCEL 23: NW 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-36

PARCEL 24: E 1/2 of NE 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-37

PARCEL 25: NE 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E., Continued on next page M.D.B. & M.

Assessor's Parcel No. 12-471-38

PARCEL 26: SE 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-40

PARCEL 27: NE 1/4 of SE 1/4 (LOT 5) of Section 7, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-41

PARCEL 28: NW 1/4 of SW 1/4 of Section 5, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-42

PARCEL 29: SW 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-44

PARCEL 30: W 1/2 of SW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-45

PARCEL 31: SE 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-49

PARCEL 32: SE 1/4 of NW /14 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-51

PARCEL 33: NN 1/4 of NE 1/4 of Section 8, T 10 N., R 27 E. M.D.B. & M.

Assessor's Parcel No. 12-471-52

Continued on next page

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PARCEL 34: SW 1/4 of NE 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-53

PARCEL 35: NW 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-55

PARCEL 36: SW, 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-56

PARCEL 37: SW 1/4 of SW 1/4 of Section 9, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-58

PARCEL 38: SW 1/4 of NW 1/4 of Section 16, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-60

PARCEL 39: NW 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-61

PARCEL 40: NE 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-62

PARCEL 41: That portion of the Southeast 1/4 of Section 26, T 11 N.,

R 26 E., M.D.B. & M. in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35, & 36 as shown on Record of Survey No. 22361, thence through the following courses:

1. North 89°29'06" west, 1315.26 feet;

2. North 00°43'26" East, 1553.45 feet;

Continued on next page

- South 89°58'21" East, 1330.44 feet;
- South 01°16'35" West, 1564.90 feet to the TRUE POINT OF BEGINNING.

PARCEL 42:

That portion of the Southwest 1/4 of Section 25, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35, 36 as shown on Record of Survey No. 223861, thence through the following courses,

- North 01°16'35" East, 1564.90 feet;
- 2. South 89.°58'21" East, 1314.67 feet;
- South 00°41'41" West, 236.02 feet;
- South 00°41'41" West, 1325.19 feet;
- South 89°52'47" West, 1330.60 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-82

PARCEL 43:

That portion of the SE 1/4 of Section 6, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

- North 87°37'13" West along said section line 2651.26 feet to the 1/4 corner of said section;
- North 00°09'07" West, 1351.71 feet; South 87°37'02" East, 2648.56 feet;
- South 00°16'00" East, 1351.68 feet; 4.

Assessor's Parcel No. 12-471-83

PARCEL 44:

That portion of the NB 1/4 of section 7 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly Continued on next page

described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 55°28'51" East, 643.64 feet;
- North 63°27'29" East, 575.43 feet;
- 3. South 31°42'47" East, 389.18 feet;
- 4. North 76°48'16" East, 84.72 feet;
- 5. South 01°15'49" East, 969.32 feet;
 - 6. North 88°26'55" West, 1318.73 feet;
- 7. North 87°43'49" West, 1324.85 feet; 8. North 01°31'14" West, 1355.78 feet;
 - North 01°31'14" West, 1355.78 feet; South 87°37'13" East, 1325.63 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-84

PARCEL 45:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 00°16'00" West, 1351.68 feet;
- 2. South 87°33'24" East, 1325.29 feet;
- 3. South 00°16'09" East, 1714.62;
- South 76°48'16" West, 84.72 feet;
- 5. North 31°42'47" West, 389.18 feet;
- South 63°27'29" West, 575.43 feet;
- North 55°28'51" West, 643.64 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-85

PARCEL 46:

That portion of the NW 1/4 of section 17, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, state of Nevada, more particularly described as follows:

Continued on next page

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Beginning at a brass cap marking the North West corner of said section 17 as shown on Record of Survey No. 223861, thence through the following courses;

- South 89°58'28" East, 2601.33 feet to the 1/4 corner of said section 17;
- South 00°15'26" East, 1324.13 feet;
 North 89°54'14" West, 2607.24 feet;
- 4. North 00°00'05" West, 1320.92 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-86

PARCEL 47:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861 thence through the following courses;

- 1. South 76°48'46" West, 1351.76 feet;
- North 00°16'09" West, 1714.62 feet;
- 3. South 87°33'24" Rast, 1325.29 feet;
- South 00°16'18" Rast, 1349.65 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-87

PARCEL 48:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 01°01'32" East, 1313.38 feet;
 - North 88°26'55" West, 1318.73 feet;

 - North 01°15'49" West, 969.32 feet;
 North 76°48'46" East, 1351.76 feet to the Continued on next page

TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-88

PARCEL 49:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of said section 8 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 89°58'28" West, 1300.66 feet;
- 2. North 01°16'07" West, 2689.17 feet;
- 3. South 89°18'18" East, 2628.15 feet;
- South 00°41'36" East, 2657.89 feet;
- North 89.58/44" West, 1299.92 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-89

PARCEL 50:

Portions of the W 1/2 of section 17, the SW 1/4 of section 16, the NE 1/4 of section 20, the NW 1/4 of section 21, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner of section 8, 17 as shown on Record of Survey No. 223861, thence through the following courses;

- South 89°58'44" East, 1299.92 feet;
- South 00°28'15" East, 1325.82 feet,
- North 89°58′36° East, 1304.84 feet;
 South 00°41′03° East, 1330.20 feet to a brass cap marking 1/4 corner of section 16 and 17;
- 5. South 00°42'04" East, 1326.77 feet;
- 6. North 89°52'26" East, 1319.21 feet;
- 7. South 00°40'09" East, 1326.05 feet to the south line of section 16;
- 8. North 89°50'35" East, 539.12 feet;
- 9. South 31°16'32" East, 116.52 feet;
- 10. South 61°51'05" West, 2810.78 feet; Continued on next page

- 11. North 28°08'55" West, 1610.59 feet to a 5/8" rebar and cap per Record of survey 223861;
- 12. North 00°28'44" West, 2657.63 feet;
- 13. North 89°50'02" West, 1309.83 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
- 14. North 00°15'26" West, 2648.27 feet to the TRUE POINT OF BEGINNING.

PARCEL 51:

That portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown of Record of Survey No. 223861, thence through the following courses;

- 1. North 89°58'44" West, 1299.92 feet;
- 2. North 00°41'36" West, 2657.89 feet;
- South 89°18'18" East, 1315.71 feet to the 1/4 corner common to 8 and 9;
- 4. South 00°21'25" East, 2642.27 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-91

PARCEL 52:

That portion of the NE 1/4 of section 17 and that portion of the NW 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown on Record of Survey No. 223861, thence through the following courses;

- North 89°49'00" East, 1321.03 feet;
- South 00°39'38" East, 1328.54 feet;
- 3.__South 89°58'36" West, 2625.37 feet;
- 4. North 00°28'15" West, 1325.82 feet;
- 5. South 89°58'44" East, 1299.92 feet to the TRUE POINT OF BEGINNING.

PARCEL 53:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of section 16 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89°50'35" West, 280.58 feet;
- North 00°00'00" East, 203.47 feet to the beginning of a tangent curve concave southwesterly having a radius of 975.00 feet;
- Northwesterly along said curve 572.73 feet through a central angle of 33°39'24";
- 4. North 33°39'24" West, 301.46 feet;
- 5. South 54°50'18" West, 94.13 feet;
- 6. North 82°08/17" West, 104.51 feet;
- 7. South 49°25'19 West, 77.33 feet;
- 8. South 45°06'58" East, 574.93 feet;
- 9. South 10°00'55" West, 40.19 feet;
- 10. South 49°02'56" West, 101.05 feet;
- 11. South 07°53'10" West, 64.64 feet; 12. South 60°38'16" West, 93.97 feet;
- 13. South 46°43'25" West, 292.70 feet;
- 14. South 31°16'32" Bast, 97.84 feet;
- 15. South 89°50'35" West, 539,12 feet;
- 16. North 00°40'09" West, 1326.05 feet;
- 17. North 89°52'26" East, 1319.21 feet;
- 18. North 89°52'08" East, 1320.76 feet;
- 19. South 00°33'06" East, 1324.49 feet
- 20. South 89°49'59" West, 1318.78 feet;

Assessor's Parcel No. 12-471-93

All of the above are as shown on the BLM Master Plats and are subject to variation in size according to section size and configuration.

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 9, 2000, AS FILE NO. 248929, RECORDED IN THE OFFICIAL RECORDS Continued on next page

OF LYON COUNTY, STATE OF NEVADA."

ASSESSOR PARCEL NO,'S 12-471-13 TO 34, 36, 37, 38, 40, 41, 42, 44, 45, 49, 51, 52, 53, 55, 56, 58, 60, 61, 62, 80, 82 THRU 93

-273005

UFFICIAL RECORDS LYGN COUNTY, NEV. RECORD REQUESTED BY

STEWART TITLE OF DOUGLOS

02 FEB 28 PM 1: 24

MARY C. MILLIGAN COUNTY RECORDER

FF 2800 NEP DIN

-12-

STATE OF NEVADA DECLARATION OF VALUE

	Assessor Parcel Number(s): a) APN 12-471-13 b) 12-471-14 TO 34, 30 c) 12-471-49, 51, 53,	6, 37, 38, 40, 4	Document/Instrum	ERS OPTIONAL USE ONLY ent No.: 273005
	c) 12-471-49, 51, 53, d) 80, 82 THRU 93	<u>55, 56, 58,</u> 60,	Date of Recording:	2-28-02
2.	Type of Property:		Notes:	
	a) Vacant Land	b) Single Family I	Res	
	c) Condo/Townhouse	d) 2-4 Plex	<u> </u>	
	e) Apartment Bldg.	f) Comm'!/Ind'!		
	g) Agricultural i) Other: WATER RIGHTS	h) Mobile Home		
3.	Total Value/Sales Price of Property		s	
	Deed in Lieu of Foreclosure Only	Value of Property)	\$	**************************************
	Transfer Tax Value		\$	0.00
	Real Property Transfer Tax Due:		\$	0.00
4.	If Exemption Claimed:		:	
	a. Transfer Tax Exemption, per N	RS 375.090, Section: 3	gidis. — G	
	b. Explain Reason for Exemption: RECORDED CONCURRENT	TLY)#=273004		PAID THROUGH DEED
5.	Partial Interest: Percentage being t	ransferred:	%	
info call oth Pun	e undersigned declares and acknowled primation provided is correct to the bled upon to substantiate the information of additional tax derivation to NRS 375-030, the Buyer	pest of their information and tion provided herein. Furth te, may result in a penalty of	l belief, and can be support termore, the disallowance of 10% of the tax due plus i and severally liable for an	d by documentation if fany claimed exemption or nterest at 1 % per month.
Sig	nature:	Marsiant 12	Capacity:	Della F Tourk
Sig	nature:		Capacity:	v v
	SELLER (GRANTOR) IN (required)	FORMATION	BUYER (GRA	NTEE) INFORMATION
Priu	nt Name: WALKER RIVER 1	LAND CORP.	Print Name: MARK	
	dress: 665 SIMONDS ROAL		Address: P. O. E	
	y/State/Zip: WILLIAMSTOWN			EYVILLE, TX 76034
	COMPANY/PERSON RE	QUESTING RECOR	DING (required if not the	Seller or Buyer)
	mpany Name: STEWART TI	TLE OF DOUGLAS C	OUNTY Escro	w No.: 020700618
	y/State/Zip: MINDEN, NV		· · · · · · · · · · · · · · · · · · ·	
- =			Y BE RECORDED/MICRO	PFILMED)

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WHEN RECORDED, MAIL TO:

R.P.T.T.\$ -0- #う Paid on prior deed

Mark S. Mahan P. O. Box 278 Colleyville, TX 76034

APN: 12-471-13 through 12-471-34; 12-471-36; 12-471-37; 12-471-38; 12-471-40; 12-471-41; 12-471-42; 12-471-44; 12-471-45; 12-471-49; 12-471-51; 12-471-52; 12-471-53; 12-471-55; 12-471-56; 12-471-58; 12-471-60; 12-471-61; 12-471-62; 12-471-80; 12-471-82 through 12-471-93

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to MARK S. MAHAN, an unmarried man ("Grantee"), whose address is P. O. Box 278, Colleyville, TX 76034, in reference to the following facts and circumstances:

- On February 25, 2002, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on February 28, 2002, as Document No. 273005.
 - The water rights description attached thereto was incorrect. B.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 5th day of April, 2002.

WALKER RIVER LAND CORP., a

Nevada corporation

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STATE OF Massachuselle	う
	226
COUNTY OF Bulstins)

This instrument was acknowledged before me on <u>Opril 54</u>, 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: Feb. 9, 2007

SEAL AFFIXED

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EXHIBIT "A" WATER RIGHTS

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto, (Property) pursuant to Claims 17 & 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity Document C-125 and consisting of the following:

Surface Water Rights - Parcel B

Claim 133

				Days	Ac. Ft. Required	
Priority	CFS	Acres	Duty	Storage	Per Acre	Total
1862	0.8128	50.80	4.2768			
1865	0.3248	20.30				
1890	0.4880	30.50		30	0.9504	28.99
Newland		280.40		65	2.0592	577.40
Totals	1.6256	382.00				606.39

Claim 17

				Days	Ac. Ft. Required	
Priority	CFS	Acres	Duty	Storage	Per Acre	Total
1867	0.0088	0.55	4.2768			-
1875	0.0304	1.90		8	0.2534	0.48
1879	0.0400	2.50		22	0.6970	1.74
1885	0.1976	12.35		29	0.9187	11.35
1890	0.0496	3.10		30	0.9504	2.95
1895	0.0688	4.30		32	1.0138	4.36
Newland		33.30		65	2.0592	68.57
Totals	0.3952	58.00		l		89.45

Surface Water Rights - Parcel C

Claim 133

				Days	Ac. Ft. Required	
Priority	CFS	Acres	Duty	Storage	Per Acre	Total
1862	0.4528	28.30	4.2768			
1865	0.1808	11.30				
1890	0.2720	17.00		30	0.9504	16.16
Newland		156.40		65	2.0592	322.06
Totals	0.9056	213.00				338.22

Claim 17

				Days	Ac. Ft. Required	
Priority	CFS	Acres	Duty	Storage	Per Acre	Total
1867	0.0328	2.05	4.2768			
1875	0.1120	7.00		8	0.2534	1.77
1879	0.1440	9.00		22	0.6970	6.27
1885	0.7248	45.30		29	0.9187	41.62
1890	0.1824	11.40		30 🚙	0.9504	10.83
1895	0.2536	15.85		32	1.0138	16.07
Newland		122.40		65	2.0592	252.05
Totals	1.4496	213.00				328.61

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EXHIBIT "A" WATER RIGHTS

Surface Water Rights - Parcel D

Claim 133

				Days	Ac. Ft. Re	quired				
Priority	CFS	Acres	Duty	Storage	Per Acre	Total				
1862	0.9000	56.25	4.2768							
1865	0.3600	22.50								
1890	0.5400	33.75		30	0.9504	32.08				
Newland		310.50		65	2.0592	639.38				
Totals	1.8000	423.00				671.46				

Surface Water Rights - Parcel E

Claim 133

- Claim 100										
				Days	Ac. Ft. Required					
Priority	CFS	Acres	Duty	Storage	Per Acre	Total				
1862	0.6424	40.15	4.2768							
1865	0.2568	16.05								
1890	0.3856	24.10		30	0.9504	22.90				
Newland		181.70		65	2.0592	374.16				
Totals	1.2848	262.00				397.06				

Claim 17

	-			Days	Ac. Ft. Re	equired
Priority	CFS	Acres	Duty	Storage	Per Acre	Total
1867	0.0520	3.25	4.2768			
1875	0.1784	11.15		8	0.2534	2.83
1879	0.2304	14.40		22	0.6970	10.04
1885	1.1512	71.95		29	0.9187	66.10
1890	0.2880	18.00		30	0.9504	17.11
1895	0.4024	25.15		32	1.0138	25.50
Newland		194.10		65	2.0592	399.69
Totals	2.3024	338.00				521.26

The total acreage irrigated listed above is not to exceed 1889 acres.

ALONG WITH a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to the above described 1889 acres.

Together with a portion of the supplemental underground water rights under Permits 49274, 49276, 49277 and 49278 consisting of a pro-rata portion of the diversion rate of each permit and having a total combined duty of 7556 acre-feet per season. Said underground water rights are appurtenant to that same 1889 acres of land irrigated from the East Walker River by the surface sources described above.

Excluding therefrom, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B" TO WATER RIGHTS DEED PROPERTY LEGAL DESCRIPTION

Metes and bounds description prepared by Stewart Title of Douglas County, 1650 N. Lucerne, Minden, NV 89423, as shown on preliminary title report, Order No. 02010063MM, dated as of January 14, 2002, at 7:30 a.m.

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL 1: NW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-13

PARCEL 2 : SW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-14

PARCEL 3 : NW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-15

PARCEL 4 : SW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-16

PARCEL 5 : SW 1/4 of SE 1/4 of Section 25, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-17

PARCEL 6 : SE 1/4 of SW 1/4 of Section 25, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-18

PARCEL 7 : SE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M. : E 1/2 of SW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-19

PARCEL 8 : NE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., Continued on next page M.D.B. & M.

: W 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-20

PARCEL 9 : W 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-21

PARCEL 10: NE 1/4 of NE 1/4 (LOT 1) of Section 1, T 10 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-22

PARCEL 11: E 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-23

PARCEL 12: E 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-24

PARCEL 13: NW 1.4 of NW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-25

PARCEL 14: SW 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-26

PARCEL 15: NW 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-27

PARCEL 16: SW 1/4 of NW 1/4 of Section 31, T 11 N., R 27 E., M.D.B. & M.

PARCEL 17: SW 1/4 (LOTS 3,4,5) of Section 31, T 11 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-29

PARCEL 18: SE 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-30

PARCEL 19: NE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-31

PARCEL 20: SE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-32

PARCEL 21: NE 1/4 of NW1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.
W 1/2 of NE 1/4 (LOTS 2,3) of Section 6, T 10 N.,
R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-33

PARCEL 22: NW 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-34

PARCEL 23: NW 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-36

PARCEL 24: E 1/2 of NE 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-37

PARCEL 25: NE 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E., Continued on next page M.D.B. & M.

Assessor's Parcel No. 12-471-38

PARCEL 26: SE 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-40

PARCEL 27: NE 1/4 of SE 1/4 (LOT 5) of Section 7, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-41

PARCEL 28: NW 1/4 of SW 1/4 of Section 5, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-42

PARCEL 29: SW 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-44

PARCEL 30: W 1/2 of SW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-45

PARCEL 31: SE 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-49

PARCEL 32: SE 1/4 of NW /14 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-51

PARCEL 33: NW 1/4 of NE 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-52

PARCEL 34: SW 1/4 of NE 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-53

PARCEL 35: NW 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-55

PARCEL 36: SW 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-56

PARCEL 37: SW 1/4 of SW 1/4 of Section 9, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-58

PARCEL 38: SW 1/4 of NW 1/4 of Section 16, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-60

PARCEL 39: NW 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-61

PARCEL 40: NE 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-62

PARCEL 41: That portion of the Southeast 1/4 of Section 26, T 11 N.,

R 26 E., M.D.B. & M. in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35, & 36 as shown on Record of Survey No.22361, thence through the following courses:

- 1. North 89°29'06" west, 1315.26 feet;
- 2. North 00°43'26" East, 1553.45 feet; Continued on next page

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- South 89°58'21" East, 1330.44 feet;
- 4. South 01°16'35" West, 1564.90 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-80

PARCEL 42:

That portion of the Southwest 1/4 of Section 25, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35, 36 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 01°16'35" East, 1564.90 feet;
- 2. South 89°58'21" East, 1314.67 feet;
- 3. South 00°41'41" West, 236.02 feet;
- South 00°41'41" West, 1325.19 feet;
- 5. South 89°52'47" West, 1330.60 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-82

PARCEL 43:

That portion of the SE 1/4 of Section 6, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

- North 87°37'13" West along said section line 2651.26 feet to the 1/4 corner of said section;
- 2. North 00°09'07" West, 1351.71 feet;
- 3. South 87°37'02" East, 2648.56 feet;
- 4. South 00°16'00" East, 1351.68 feet;

Assessor's Parcel No. 12-471-83

PARCEL 44:

That portion of the NE 1/4 of section 7 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly Continued on next page

described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

- South 55°28'51" East, 643.64 feet; 1.
- North 63°27'29" East, 575.43 feet; South 31°42'47" East, 389.18 feet;
- North 76°48'16" East, 84.72 feet; 4.
- South 01°15'49" East, 969.32 feet;
- North 88°26'55" West, 1318.73 feet; 6.
- 7. North 87°43'49" West, 1324.85 feet;
- North 01°31'14" West, 1355.78 feet; South 87°37'13" East, 1325.63 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-84

PARCEL 45:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

- North 00°16'00" West, 1351.68 feet;
- South 87°33'24" East, 1325.29 feet; 2.
- 3. South 00°16'09" East, 1714.62;
- 4. South 76°48'16" West, 84.72 feet;
- North 31°42'47" West, 389.18 feet; 5.
- 6. South 63°27'29" West, 575.43 feet;
- North 55°28'51" West, 643.64 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-85

PARCEL 46:

That portion of the NW 1/4 of section 17, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, state of Nevada, more particularly described as follows:

Beginning at a brass cap marking the North West corner of said section 17 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89°58'28" East, 2601.33 feet to the 1/4 corner of said section 17;
- 2. South 00°15'26" East, 1324.13 feet;
- 3. North 89°54'14" West, 2607.24 feet;
- 4. North 00°00'05" West, 1320.92 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-86

PARCEL 47:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 76°48'46" West, 1351.76 feet;
- 2. North 00°16'09" West, 1714.62 feet;
- South 87°33'24" East, 1325.29 feet;
- . South 00°16'18" East, 1349.65 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-87

PARCEL 48:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 01°01'32" East, 1313.38 feet;
- 2. North 88°26'55" West, 1318.73 feet;
- 3. North 01°15'49" West, 969.32 feet;
- 4. North 76°48'46" East, 1351.76 feet to the Continued on next page

TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-88

PARCEL 49:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of said section 8 as shown on Record of Survey No. 223861, thence through the following courses;

- North 89°58'28" West, 1300.66 feet;
- North 01°16'07" West, 2689.17 feet;
- 3. South 89°18'18" East, 2628.15 feet;
- South 00°41'36" East, 2657.89 feet;
- North 89°58'44" West, 1299.92 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-89

PARCEL 50:

Portions of the W 1/2 of section 17, the SW 1/4 of section 16, the NE 1/4 of section 20, the NW 1/4 of section 21, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner of section 8, 17 as shown on Record of Survey No. 223861, thence through the following courses;

- South 89°58'44" East, 1299.92 feet; 1.

- South 00°28'15" East, 1325.82 feet;
 North 89°58'36" East, 1304.84 feet;
 South 00°41'03" East, 1330.20 feet to a brass cap marking 1/4 corner of section 16 and 17;
- South 00°42'04" East, 1326.77 feet;
- North 89°52'26" East, 1319.21 feet;
- South 00°40'09" East, 1326.05 feet to the south line of section 16;
- North 89°50'35" East, 539.12 feet;
- 9. South 31°16'32" East, 116.52 feet;
- South 61°51'05" West, 2810.78 feet; Continued on next page

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- 11. North 28°08'55" West, 1610.59 feet to a 5/8" rebar and cap per Record of survey 223861;
- 12. North 00°28'44" West, 2657.63 feet;
- 13. North 89°50'02" West, 1309.83 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
- 14. North 00°15'26" West, 2648.27 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-90

PARCEL 51:

That portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown of Record of Survey No. 223861, thence through the following courses;

- 1. North 89°58'44" West, 1299.92 feet;
- 2. North 00°41'36" West, 2657.89 feet;
- South 89°18'18" East, 1315.71 feet to the 1/4 corner common to 8 and 9;
- 4. South 00°21'25" East, 2642.27 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-91

PARCEL 52:

That portion of the NE 1/4 of section 17 and that portion of the NW 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown on Record of Survey No. 223861, thence through the following courses;

- North 89°49'00" East, 1321.03 feet;
- South 00°39'38" East, 1328.54 feet;
- 3. South 89°58'36" West, 2625.37 feet;
- 4. North 00°28'15" West, 1325.82 feet;
- South 89°58'44" East, 1299.92 feet to the TRUE POINT OF BEGINNING.

PARCEL 53:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of section 16 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89°50'35" West, 280.58 feet;
- North 00°00′00" East, 203.47 feet to the beginning of a tangent curve concave southwesterly having a radius of 975.00 feet;
- Northwesterly along said curve 572.73 feet through a central angle of 33°39'24";
 - 4. North 33°39'24" West, 301.46 feet;
- 5. South 54°50'18" West, 94.13 feet;
- 6. North 82°08'17" West, 104.51 feet;
- 7. South 49°25'19" West, 77.33 feet;
- 8. South 45°06'58" East, 574.93 feet;
- 9. South 10°00'55" West, 40.19 feet;
- 10. South 49°02'56" West, 101.05 feet;
- 11. South 07°53'10" West, 64.64 feet;
- 12. South 60°38'16" West, 93.97 feet;
- 13. South 46°43'25" West, 292.70 feet;
- 14. South 31°16'32" East, 97.84 feet; 15. South 89°50'35" West, 539 12 feet
- South 89°50'35" West, 539.12 feet;
 North 00°40'09" West, 1326.05 feet;
- 17. North 89°52'26" East, 1319.21 feet;
- 18. North 89°52'08" East, 1320.76 feet;
- 19. South 00°33'06" East, 1324.49 feet;
- 20. South 89°49'59" West, 1318.78 feet;

Assessor's Parcel No. 12-471-93

All of the above are as shown on the BLM Master Plats and are subject to variation in size according to section size and configuration.

*IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 9, 2000, AS FILE NO. 248929, RECORDED IN THE OFFICIAL RECORDS Continued on next page

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OF LYON COUNTY, STATE OF NEVADA."

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ASSESSOR PARCEL NO,'S 12-471-13 TO 34, 36, 37, 38, 40, 41, 42, 44, 45, 49, 51, 52, 53, 55, 56, 58, 60, 61, 62, 80, 82 THRU 93

-12-

276091

OFFICIAL RECORDS LYON COUNTY, NEV. RECORD REQUESTED BY

Hau, care peek,

02 APR 29 PH 4: 27

MARY C. HILLIGAN COUNTY RECORDER

is. Liberty St.

NV